Expires 7/8/07

Development Control – Delegated Officer Report

Application Number: ADC/0343/07 **Recommendation – Permit Application**

Site: **39 First Avenue Lancing West Sussex BN15 9QG**

Proposal: **Single storey flat roof rear extension**

The Application

The application site is a mid-terraced house located on the east side of First Avenue, Lancing. The property features a good sized rear garden with a large flat roofed garage at the rear accessed via an unmade track that services further garages along the rear gardens of First Avenue and Orchard Avenue.
The proposal is to add a flat roofed single storey extension to the rear elevation that will, at 5.5 metres, run the width of the house. It will have a depth of 4.8 metres and a height of 3 metres with windows and doors on the rear elevation only.

Consultations and Representations

Third Parties

No.39 Orchard Avenue raise No Objection.

Lancing Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1
Development Control Standard No.3: Extensions and Alterations to Dwellings.

Planning Assessment

The main planning concern with this application is the depth of the extension and the consequent impact this will have on neighbouring amenity.

The Council's Development Control Standard No.3 states that, on terraced properties, a rear extension that abuts or is sited within 1 metres of a common side boundary should be no deeper than 3.5 metres. This is to avoid excessive development that overdominates, and blocks light to, neighbouring dwellings.
The applicant's house is mid-terrace with adjoining properties to the north and south. The southern neighbour's property features already features a rear extension 3.5 metres deep. This proposal as it stands would not impact on the amenity of this property as it would protrude just 1.3 metres beyond their extension.
The greater impact will be on the amenity of the northern neighbour as this property does not feature any improvements. The 4.8 metre depth and 3 metre height directly against the common boundary will thus clearly overdominate their immediate rear amenity space and potentially block light to an unacceptable degree.
Amended plans were thus sought, and received, that adjusted the depth of the proposal back to 3.5 metres. This is now deemed acceptable and consistent with the Council's design standards.
The extension will not be visible from the street whilst a clearance in excess of 40 metres exists between the rear elevations of First Avenue and Orchard Avenue that is punctuated by garages and fencing. As windows will be sited on the rear elevation only there will thus be no overlooking/privacy concerns. A good sized rear garden area will remain.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C14Ai: '...received on 16 July and not... Reason:...policy AH7 of the ADLP and DEV1 of the WSSP.' (permission relates to amended plan)

Case Officer:.....

Date: 16/7/07.

CJ 16/7/07