Expires 8/8/07.

Development Control – Delegated Officer Report

Application Number: ADC/0348/07 **Recommendation – Permit Application**

Site: **12 Orchard Avenue Lancing West Sussex BN15 9EA**

Proposal: **First floor side/front extension to replace dormer**

The Application

The application site is an end-of-terrace house located on the east side of Orchard Avenue, Lancing. The property has been extended to the north with a two storey side extension that features a front facing first floor pitched roof and dormer that adjoins an overhanging neighbouring side extension at No.14. The pitched roof of the side extension rises to become a flat roof at the rear side of the property.
The proposal is an amendment to a previous application submitted under ADC/0052/07 that was refused on design grounds. This resubmission again seeks to alter the pitch roof and dormer on the side extension into a wall with a pitched façade above. The new wall and window will be set back 0.75 metres from the front building line.

Consultations and Representations

Third Parties

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 concern with this application is the design of the proposal.

The original application was refused on design grounds on the basis that the pitched façade and prominence of the alterations would be out of keeping with the Council's design standards and too prominent in the streetscene as a consequence. It was acknowledged though that, due to the poor development that has taken place at No.12 and No.14 in the past, no alterations would entirely meet design standards. Therefore, in recognition that the current dormer and pitched roof setup is difficult to maintain and of a deteriorating state, it was concluded that a relaxation of the design standards would be reasonable and a compromise design thus achievable for this unique scenario.

The revised design sets the wall and window back further than the previous refused proposal to a depth of 0.75 metres. Its visibility from the street will therefore be limited to frontal only due its' recession in relation to the neighbouring buildings. However the offset pitched façade still appears awkward and detrimental to the building. Revised plans were sought and received that removed the façade and replaced it with a flat roof. Whilst this is clearly against the Council's design standards (which state that first floor extensions should have a roof in keeping with the main dwelling) it will be of limited visibility and a considerable overall improvement on the current deteriorating appearance of this extension.

It is considered that, as the roof treatment is the only main departure from the Council's design standards, this proposal meets the revised requirements for all parties and removes an unsightly feature from the streetscene. It must be noted that the approval of this application should not act as a precedent for further design deviations elsewhere within Orchard Avenue.
From an amenity perspective this alteration will not impact on the privacy, outlook, or light of neighbouring properties. The window in the front elevation will be of the same size and form as the others in the building which accords with the Council's design standards.

Recommendation

APPROVE for reason that :-

1PPi (amended): 'The proposed development would not detract significantly from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. Whilst the proposal does conflict with some elements of the policies of the ADLP (AG1, AH7) and the WSSP (DEV1), it is deemed overall acceptable given the unique circumstances of the site.'

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)
3. C14A1 (amended plan.)

Case Officer:.....

Date: 12/7/07.....

CJ 16.7.07