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Development Control – Delegated Officer Report

Application Number: ADC/0118/08 **Recommendation – Permit Application**

Site: **73 Manor Road Lancing West Sussex BN15 0HG**

Proposal: **Single-storey side extension**

The Application

The site is located within the built up area of Lancing and within the Conservation Area. The application site is a bay fronted, gabled roof bungalow with a rear gable and flat roof extension. There is a front garden enclosed by a dwarf wall and a driveway to the side. Properties either side and opposite in Manor Road vary in style and age and there is no distinct building line.

Permission is sought to build a single storey extension to the east side of the bungalow. The extension is proposed to be 2.6 metres wide with a flat roof at a height of 2.9 metres. The extension is 9.9 metres deep and set back from the front of the property by 6.7 metres.

Consultations and Representations

Lancing Parish Council: No objection

Third Parties: **-** No third party representations have been received.

A.D.C.A.G: **-** The proposal is not acceptable in a Conservation Area.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AB4, AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

The site is located within the Conservation Area where the Council has a statutory duty to conserve and enhance the character of the area.

Structure Plan policies seek to protect and, where possible enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, relates specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or

have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling.

Residential Amenity

As the proposed extension is to the side of the property the main impact is to the bungalow to the east of the site. This neighbouring property is set forward closer to the highway than no. 73 Manor Road and there is a garage adjacent to the boundary set forward and also hedging along the boundary which screens will allow for some screening. Due to the height and scale of the extension it is not considered that there will be any impact with regards to the residential amenities of the neighbouring property.

Visual Amenity

The extension is set back from the front of the property by 6.8 metres, however it is visible within the street scene and the conservation area. Although there are other examples of flat roofs within the vicinity of the site these were built some time ago and some may have been built as permitted development. In this case as planning permission is required amended plans have been sought and received adding a pitched roof to the front elevation of the extension which will be visible within the street scene. This is to improve the visual appearance of the extension when viewed from the front, the extension is otherwise considered to be acceptable with regards to its scale and size in relation to the existing bungalow.

Recommendation

APPROVE for reason that :- 1PPi

PB 31/3/08

1. C1Ci
2. C12Ei
3. C14Ai – 13th March 2008

Case Officer..... Date...31/3/08

Planning Services Manager..... Date...31/3/08

Chair of Planning Committee..... Date...31/03/08