Development Control – Delegated Officer Report

Application Number: ADC/0225/10 Recommendation – APPROVE

Site: 117 Freshbrook Road, Lancing BN15 8DL

Proposal: Front-porch and single-storey side extension

The Application

The property is an end-of-terrace house situated on the corner of Larkfield Close. There is an existing hardstanding at the side, with an access crossover on the radius of the road junction, and a 0.7m high brick side boundary wall adjacent to the pavement. The rear garden has a close-boarded screen fence also on the highway boundary. The other houses have hardstandings at the front.

The house has an original flat-roofed front porch matching the other houses except the house at the other end of the terrace which has a replacement lean-to roofed porch. The houses are built of buff-coloured brickwork but with dark brown tile-hanging on the upper part of the front wall and side gable; the roof has brown concrete interlocking tiles.

The proposal is to add a side extension, as originally submitted 7.25m deep (set back 0.9m from the front corner), and 2.75m wide. It has been amended to 6.6m deep, set back 1.6m. It would have a tiled lean-to roof and tile hanging on the upper parts of the front and rear walls, the main parts of which would be brickwork.

The proposed front porch would also have a tiled lean-to roof of the same materials. It would measure 2.2m wide, as compared to the existing 1.5m wide, but remain the same depth (1.3m).

Consultations and Representations

Lancing Parish Council: No comments received.

Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:- Development Control Standard No.3 ‘Extensions and Alterations to Dwellings.’
PPS 1 ‘Delivering Sustainable Development’ (ODPM 2005)

Planning Assessment

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general and should comply with the Council's DC standards.

The Council's DC Standard No.3 states that side extensions should be designed to match the existing dwelling if they are clearly visible from the road. It also states they should be 1m from the side boundary, especially two-storey extensions, to avoid creating a terracing or cramped effect.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity

The proposed side extension would abut the side boundary and be relatively high where the top of the roof joins the existing house. On balance, however, having regard to the existing tall screen fence on the highway boundary at the side of the rear garden, it is not considered that it would appear unduly cramped, out of keeping or otherwise visually detrimental to the streetscene.

The proposed porch would be odd with the original porch design but there is already a similar replacement porch at the opposite end of this terrace, albeit with a lower angle of roof pitch (No.111).

The agent has been asked to consider lowering the angle of roof pitch of the extension and porch but has replied stating the 30 degrees shown is the lowest recommended by the manufacturer of these concrete interlocking pantiles.

Residential amenity

There would be no significant adverse effect on any other houses. The terrace on the opposite side of Larkfield Close, which faces the side of the application site, is 15m away from the side of the proposed extension and would not suffer loss of light or overlooking, the proposed side windows in any case being of high-level design.

The front porch would have no significant additional effect on the attached house as compared to the existing porch which is of similar depth but lower height.

Highway safety

The proposed extension would occupy the existing parking space at the side of the house and shorten the length of the available parking space to only approximately 4.3m-5m because the front boundary is on a splay. It is considered this is inadequate and would be likely to mean a parked vehicle overhanging the footway, giving rise to risk of obstructing pedestrians and reducing visibility at the junction.

The applicant has now amended the plan to show a shorter extension of 6.6m length, thereby leaving a parking space in front of sufficient length (5m-5.7m).

Recommendation

APPROVE for reason that:-

1PPii The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7).

Subject to:-

1. C1Ci
2. C12Ei
3. C8Giii (amended) The 5 metre long hardstanding in front of the proposed extension shall be kept available at all times for parking a vehicle incidental.....
4. The development hereby permitted shall be carried out in accordance with the following approved plans:-
   OS Sitemap 1:1250 (site location) date stamped received 9 July 2010.
   Drawing No. 1789/1 (Proposed porch and side extension) as amended (showing side extension reduced to 6.6m long) date stamped received 24 August 2010.
   R. In the interests of highway safety and proper planning.

Case Officer: Keith Morgan Date: August 2010