Expires 6/2/08.

Development Control – Delegated Officer Report

Application Number: ADC/0759/07 **Recommendation – Permit Application**

Site: **10 Cowley Drive Lancing West Sussex BN15 8DJ**

Proposal: **Two-storey extension on north side**

The Application

The application site is a semi-detached house located on the west side of Cowley Drive, Lancing. The property is bounded to the south by its adjoining neighbour, to the rear/east by communal garages, and to the north by a turning quadrant adjacent to a recreation ground. The house has a small rear garden with small single storey extensions to the rear and north sides. It sits within an estate of similar semi-detached properties that are notable for their lack of visual symmetry.
This proposal seeks permission to demolish the north side extension and replace it with a two storey addition that will follow the lines of the host building. This extension will be 2.2 metres in width, extending to within approximately 1 metre of the side boundary, and will house enlarged internal living spaces and a fourth bedroom. The windows on the front elevation will be realigned to replace the existing front access which will be added into the new north elevation.

Consultations and Representations

Third Parties

Lancing Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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, a 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. DC Standard No.3 states that side extensions should be set back at least 1 metre from the boundary, be designed to closely match the host dwelling and usually set back from the front elevation to create a subordinate appearance.

Visual Amenity

The extension as proposed will follow the lines of the main dwelling an extra 2.2 metres to the north to within approximately 1 metre of the open north boundary. The main render and 'crazy' tile detailing has been continued where applicable with new windows proportionate to each elevation and similar in style to those that will remain. The semi-detached pairs in Cowley Drive are notable in that they offer no symmetry in style or appearance. The main access points and fenestrations on each are entirely different whilst the southernmost houses do not feature the detailing of their northern counterparts. Thus the altered fenestration will not be noticeably out of character with that of the adjoining house or the surrounding properties.

Residential Amenity

The site is located on a corner plot with a recreation ground to the north, rear gardens to the east, and further semi-detached pairs opposite and to the north west. Although a small first floor bedroom window is proposed in the north elevation, this will offer no direct overlooking into the rear garden of No.1 The Paddocks as this property is sited across a road with a good separation of 12+ metres. Communal garages sit between the rear gardens to the east with a separation of 40 metres between facing elevations. There will thus be no privacy or overshadowing concerns.

Flood Risk Assessment

As the site lies within a floodzone as recognised by the Environment Agency, in accordance with PPS25 the applicant has submitted acceptable flood prevention details, including the provision of a continuous membrane across the floor and up the walls to a height of 0.85 metres. Plasterwork will be flood resistant whilst electrics will be kept at 0.45 metres above floor level.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei

Case Officer:.....

Date: 31/1/08.

PB 1/2/08