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Development Control – Delegated Officer Report

Application Number: ADC/0769/07 **Recommendation –Refuse Application**

Site: **11 Carisbrooke Close Lancing West Sussex BN15 0HF**

Proposal: **Two-storey rear extension to create self-contained annex (with new side door and windows in existing house)**

The Application

The site is located within a cul-de-sac in the built up area of north Lancing. The dwelling as existing is two storey, semi detached with a front garden area and driveway to the side leading to a garage to the rear. There is an existing lean to conservatory to the rear of the dwelling. The cul-de-sac comprises of other semi detached dwellings matching in style and appearance.

Permission is sought to add a two storey rear extension to provide a self contained annex which will have a separate front door to the main dwelling house. The extension forms a rear gable which is proposed to extend to a depth of 5.6 metres, 5.5 metres in width with a maximum height of 6.8 metres, lower than the existing ridge height at 7.7 metres. The extension will provide a kitchen and living room at ground floor with an internal staircase leading to a bedroom with en-suite.

There is no information provided with the application to state the need for the annex at this site or any information provided as to the time scale the annex will be needed for and whether it will be reinstated as part of the main house should the need for it no longer exist.

Consultations and Representations

Country Planning Services: - No objection – There appears to be no apparent visibility issue at the point of access onto Carisbrooke Close. I have also checked the most recently available verified accident records, which reveals there have been no personal injury accidents in the vicinity of the existing points of access. Evidence suggests that developments of this type are unlikely to result in increased access of safety concerns.

Director of Services: - The Environmental Health Officer has no objections.

Lancing Parish Council: - Object to size of the proposal and its out of keeping character.

Third Parties: - 1 letter of objection has been received stating that the proposal does not comply with Development Control Standards for rear extensions and would adversely affect the property by way of loss of daylight.

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. 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

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. Supplementary Planning Guidance in DC Standard No. 3 'Extensions and Alterations to Dwellings' states that two storey extensions on semi detached or terraced properties which are within 1 metre of a common side boundary with an attached dwelling should normally be no deeper than 2 metres, extensions abutting the boundary will not normally be permitted.

Residential Amenity

The main property to be affected in this case is the attached dwelling to the east, no. 12 Carisbrooke Close. There is as existing a single storey kitchen/dining room, lean to extension across the rear of the building which is built up to the boundary with no. 11 and is 4 metres in depth. The proposed two storey extension will extend a further 1.6 metres to the rear and will be at two storey level. It is therefore considered that due to the increased depth of the extension, its height and proximity to the boundary the proposal will be detrimental and will result in a loss of light and overbearing impact on the occupiers of the adjacent dwelling. The ground floor rear window of the existing extension and the two first floor rear bedroom windows in the original house will be mainly affected in this case.

Development Control Standard No. 3 states that two storey extensions within 1 metre of the boundary of a semi detached or terraced dwelling should be no deeper than 2 metres. The distance between the rear windows of the existing extension at no. 11 and the rear of the proposed extension is 1.6 metres therefore complying with this standard. However the rear bedroom windows will be set back the full 5.6 metres from the rear of the proposed extension and therefore the impact with regards to loss of light and overbearing impact will be unacceptable in this case.

Visual Amenity

The extension is set to the rear of the dwelling and is therefore not visible within the street scene. It has been designed with a pitched roof, it is however overly large in proportion to the main dwelling house and does not respect the size and scale of the existing building.

It is noted that there is a similar two storey extension to the north of the site at 30 Greenoaks which is visible from the site. This extension was granted permission under application L/272/79. However the depth of this extension is limited to 3.3 metres.

Highway Issues

The Highways Authority has no objection to the proposal in this case as the proposed annex will not result in an increase in traffic that would result in increased access or safety concerns. There is an existing driveway to the side of the dwelling which provides off street parking for at least two cars.

Principle of Proposed Annex

It is not considered that the principle of the use of the proposed extension as an annex is unacceptable in principle however no information is provided as to the required use of the annex or whether it will form part of the main dwelling once the need for the separate annex has passed. Notwithstanding this it is however considered that should permission be granted a condition can be attached to limit the use of the annex for ancillary use incidental to the main dwelling house and that it cannot be rented or sold as a separate dwelling at any time in the future. This is to limit the intensification of the use of the site and to safeguard the residential amenities and the character of the locality.

Recommendation

REFUSE on ground that :-

1. The proposed extension, by reason of its ~~large~~ excessive size and proximity to the side boundary, would be wholly out of keeping in scale ~~and appearance~~ with the existing building and would detract to an unacceptable extent from the visual amenities of the locality and thereby conflict with the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7)

2. H21BR – DEV1, AH7 omit "..., and its design must be out of keeping,.."

Case Officer..... Baker .....Date.....28/1/08 - PB 29/1/08