# Development Control – Delegated Officer Report

**Application Number: ADC/0412/09** **Recommendation – Permit Application**

**Site:** **87B Brighton Road Lancing West Sussex BN15 8RB**

**Proposal:** **First-floor rear extension to flat**

## The Application

The site is located within Lancing close to the town centre on the northern side of Brighton Road. A two storey detached building divided into a ground floor and first floor flat. There is off street parking to the front of the building. To the east is a residential property and to the west is a residential care home, Mount Hermon Rest Home. Consent has recently been granted for the demolition of the application site (87a and 87b) and the erection of a two storey extension to the rest home, ADC/0269/08, this permission has not been implemented and is valid until July 2011.

The application site is the first floor flat which also includes the loft space of the detached building. There is an external staircase leading to the main entrance to 87b. There is a small front balcony and a rear terrace above and existing ground floor extension. Permission is sought to add a first floor extension to the flat extending onto the majority of the roof terrace. The extension will have a hipped roof to match the existing roof slope, it will be 3.6 metres wide, 3 metres in depth and have a maximum height of 6.7 metres. A terrace 1.1 metres in depth and 3.6 metres will remain. The extension will provide a study with double doors onto the terrace and a window facing east.

## Consultations and Representations

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

## Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: - Development Control Standard No.3 'Extensions and Alterations to Dwellings' PPS1 'Delivering Sustainable Development (ODPM 2005)

## Planning Assessment

### *Policies*

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.

***Residential Amenity***

The proposed extension is on the western side of the building and therefore there will not be any adverse impact on no. 89 to the east due to the minimum distance of 12 metres in between the extension and this neighbouring property. There is a window proposed on the eastern side of the extension which will result in no overlooking to this adjacent property due to the relationship between these buildings and current use of this space as a roof terrace. The rest home is located directly to the west of the proposed extension there are adjacent windows at first floor level which serve bedrooms. Due to the depth of the extension at 3 metres and the open rear aspect it is not considered that there would be an overbearing impact that would warrant a refusal in this case. There are no windows on the western side of the extension which would result in any overlooking. There is an existing external stair case providing access from the rear garden to the terrace, this will remain and provide access to the proposed study.

***Visual Amenity***

The proposed extension is to the rear of the building and is therefore not visible within the street scene when viewed from Brighton Road. The proposed extension is in keeping in design and scale with the existing building. The hipped roof of the extension matches the existing roof slope and is subservient to the existing ridge height.

## Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18Eii - western

Case Officer.....Date.....26/11/09

26/11/09