**Development Management - Delegated Officer Report**

**Application Number:** **Recommendation – Approve**
**AWDM/0617/12**

**Site:** **2 Queens Road, Lancing, West Sussex**

**Proposal:** **Demolish garage and construct new store and extension**

**Date of site visit:** 12/06/12

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application site is a two storey detached dwelling with driveway and detached, single, flat roof garage to the western side. This part of Queens Road is unique in that only two properties front the highway, nos. 2 and 22. The dwellings within the street vary is style.

Permission is sought to demolish the existing detached garage and rear flat roof W.C addition and to build an enlarged garage and connected rear extension to the dwelling. This will enlarge the existing kitchen and incorporate a shower room. The new extension will have a total width of 6.5 metres and depth of 4.2 metres. The extension will have a flat roof with an over all height of 2.8 metres. There is a parapet wall to the front of the garage. The store and the extension will be connected internally and the store will have outward opening double doors.

**Consultations**

***Adur and Worthing Council: -*** The Environmental Health Officer has advised that an informative relating to potentially contaminated land should be attached to any permission granted.

The Assistant Parks Manager has advised that due to the proximity of the proposed extension to the trees in the adjacent garden of no. 22 Kings Road then there is likely to be risk to the trees. However it is accepted that if the foundations are hand dug and that a planning condition is attached to ensure that there is no damage to the trees then this will be acceptable.

**Representations**

***Third Parties:*** **-** 1 email objection has been received from the owner/occupier of no. 22 Kings Road stating that he would be happy for the extension to go ahead however there are 2 concerns: - 1. The plans do not refer to any trees however there are 2 x 30 metres trees within 1 metre of the boundary. Will the trees have to be removed if roots are cut and they start to die. 2. French Doors will access new large flat roof and there will be a roof patio on the boundary. Not happy with doors fixed or a rail as this can be removed at anytime if doors are removed and window fitted I will have no objection.

**Relevant Planning Policies**
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'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

**Planning Assessment**

***Principle***

There is no objection in principle to the proposed rear extension and side store the main relevant considerations are the effects on the character and appearance of the locality and existing building and the impact on residential amenity.

***Visual amenity***

The proposed store will be visible within the street scene. It is higher and wider than the existing detached garage. It is however considered to be acceptable due to its set back to the side of the house and use of materials to match. The parapet wall will screen the flat roof when viewed from the street. It will appear subservient to the main dwelling house. It should also be noted that there is a large garage set closer to the road adjacent to the site to the west at no. 1 Queens Road.

The remainder of the extension is not visible within the street scene it is to the rear of the dwelling on the northern side. The flat roof design is considered acceptable as it will not be visible and allows the bulk and height of the extension to be kept to a minimum.

***Residential amenity***

The proposed extension is positioned in the corner of the site abutting the boundaries of no. 1 Queens Road to the west and no. 22 Kings Road to the north. No. 1 Queens Road has a detached garage adjacent to the site, the main dwelling is sited away from the boundary to the west.

Due to the limited height it is not considered that the extension will result in any loss of light or overbearing impact to the occupiers of no. 22 Kings Road. The owner/occupier of no. 22 has expressed concern over the use of the flat

roof as a balcony and any potential risk to the trees on the boundary. A condition is attached to ensure that the flat roof is not at any time used as a balcony and a protective condition has also been attached with regards to the trees.

The extension will not result in a significant loss of garden area to the application property. Despite the existing out building there still remains a sufficient amount of garden area for a family dwelling.

***Other Matters***

An informative has been attached relating to potentially contaminated land at the site. This is necessary to ensure that the LPA is informed of any contamination present and that this is dealt with satisfactorily.

There are existing outward opening doors at first floor which as existing are not used for the purpose of access to the existing flat roof. The applicant has confirmed that these doors will remain however there is no intension to use the doors to access the flat roof. A condition is attached to ensure that this is the case as the use of this area as a balcony or terrace would be unacceptable. It would be detrimental to the character of the existing dwelling and would result in loss of privacy to the occupiers of the adjacent dwelling. There is also a safety issue as there are no railings or guard on the doors. Building Control have advised that from a safety point of view this issue will need to be addressed at building regulations stage and the applicant has been advised of this.

There are two established trees in close proximity to the site of the extension adjacent to the northern boundary within the neighbouring property no. 22 Kings Road. The Assistant Parks Manager has been consulted on this matter and as stated above considers there to be some risk to the tree in close proximity to the site of the extension. The applicant's agent has advised that the foundations will be hand dug and accepts a condition to ensure the trees are protected during construction works.

**Recommendation**

**APPROVE** for the reason:-

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 saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

**Subject to Conditions:-**

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. The flat roof of the extension hereby permitted shall not at any time be used as a balcony or terrace and there shall be no access to the flat roof from the first floor other than for maintenance purposes.
   Reason: -In the interests of residential amenity.
4. Prior to commencement of works a Method Statement detailing how the roots of the adjacent trees at no. 22 Kings Road are to be protected. The development shall thereafter only be carried out in accordance with the approved Method Statement. In consultation with the Local Planning Authority.

   Reason: To safeguard the future health and well-being of the neighbouring trees at no. 22 Kings Road, Lancing.
5. Permission relates to approved plans:
   Drawing no. DS/Nugent/02/REV1 – received 28th June 2012
   Block Plan DS/Nugent/04/Rev1 – received 28th June 2012

1. Contaminated land informative

**Is recommendation contrary to letter(s) of representation? N**

Case Officer: Hannah Barker Date: 12th September 2012

Authorised by: Jo Morin Date: 17 September 2012