Expires 12/9/08.

Development Control – Delegated Officer Report

Application Number: ADC/0368/08 **Recommendation – Permit Application**

Site: **92 Manor Road Lancing West Sussex BN15 0HD**

Proposal: **Two-storey rear extension**

The Application

The application site is a small convenience store unit with a flat above located at the corner of a local shopping parade on the junction between Manor Road and Lynchmere Road, Lancing. The building is semi-detached with a take-away unit adjoining, itself with a flat at first floor level. To the rear/north of both units are open yards and parking bays with an access road and bungalows beyond. To the east are further shops and flats within the same parade. Permission is sought to extend this corner unit into the rear/north yard with a two storey extension to accommodate additional living space for the flat. It is designed to be 4.6 metres in depth and stepped in from the boundary with the adjoining flat in order to limit its impact on outlook. It will be completed in matching brickwork and tiling to the main building and will have windows principally on the west and north facing elevations.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

Lancing Parish Council raise no objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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'

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 'Extensions and Alterations to Dwellings' states that two storey rear extensions that are within 1 metre of an attached dwelling should normally be no deeper than 2 metres whilst extensions that abut a boundary will not be permitted.

The site is located within an allocated neighbourhood shopping facility subject to policy AS5 which requires the retention of retail uses at ground floor level to serve local communities.

Visual Amenity

The proposed extension is designed to match that of the main building. It therefore has identical windows, doors and brick detailings with an identically pitched green tiled roof above. Although slightly lower in height than the main building due to its smaller width, it is considered that it sits well within the streetscene as a clear sympathetic extension.

Residential Amenity

The main concern is with regard to the depth of the resultant building relative to the rear aspect of the adjoining retail unit and flat. The above mentioned DC Standard states that two storey rear extensions within 1 metre of a boundary should not normally be over 2 metres in depth so as to avoid oppressing outlook from adjoining neighbouring windows. In this instance the rear/north facing windows to the adjoining first floor flat are already recessed to a distance of 4.9 metres within the current building. This proposal will extend this to 9.5 metres however the new segment is stepped in such that the current angle of view from the neighbouring first floor windows will be only marginally reduced.

Given that there are no windows or doors to the adjoining unit and flat at ground level it is considered that a two storey addition as proposed will not unduly impact on the amenity of the adjoining unit. The neighbouring first floor flat will retain the vast majority of its existing northern outlook due to the stepped design of the proposed extension.

The applicant's property is a flat above the ground floor convenience store, although as current it does have its kitchen at ground floor level. This extension will enlarge the kitchen and add an extra bedroom at first floor level. As it is a flat, there is not the absolute need to retain a sizeable private amenity space under policy AH7 and its DC Standard as would be the case for a house. The current rear yard is approximately 76 square metres in size, of which 25 square metres is taken up by a parking bay accessed off Lynchmere Road. This extension will effectively reduce this yard to 54 square

metres (29 square metres excluding the parking bay). In light that the property is mainly a convenience store (protected under policy AS5 of the local plan) with an associated flat above, it is considered that the reduced amenity space is acceptable. In any case, DC Standard guidelines for amenity space appropriate to new flats is set at 20 square metres per flat, which this clearly exceeds.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei

[redacted]

Case Officer:.....

Date: 21/8/08.

PB 21/8/08