Expires 16/8/07.

Development Control – Delegated Officer Report

Application Number: ADC/0374/07 **Recommendation – Permit Application**

Site: **17 Grover Avenue Lancing West Sussex BN15 9RG**

Proposal: **Part two storey, part first floor extension to side with hipped roof**

The Application

The application site is a semi-detached house located on the south side of Grover Avenue, Lancing. The property features a rear conservatory and a large east side ground floor garage and dining extension built under L/63/02/TP. The properties opposite and to the east and west are all similar semi-detached pairs on plots that feature large side gardens.
The proposal is to alter the eastern side of the side extension, removing part of the garage in the process, in order to add a pitched roof second floor above that will be set 1.2 metres from the boundary with the adjacent pair to the east. The revised extension will therefore be 5.3 metres in width with a depth of 6.1 metres housing two additional bedrooms at first floor level. It will follow the front and rear building lines of the ground floor extension, thus being set 0.5 metres back from the main house.
The garage is to be converted into additional living/storage space with the front door replaced by a window similar to the two at first floor level. To the rear the first floor bedroom will feature French doors with balustrading alongside a further window. High level windows are also proposed on the eastern elevation.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1
Development Control Standard No.3: Extensions and Alterations to Dwellings.

Planning Assessment

The key planning consideration with this application is the size and design of the extension relative to the original dwelling.

The proposed extension will have a width of 5.1 metres, increasing the front elevation of the house by 70%. Whilst this increase would normally be considered excessive, it is of similar proportion to an attached house opposite at No.30 Grover Avenue that was approved under L/187/04. This house was deemed acceptable because the location of the main entrance to the side rendered the appearance of the house from the street as an extension, thus not apparently disrupting the semi-detached nature of the street. It is considered that a precedent has therefore been set for large side extensions within Grover Avenue.
The large width of this extension has the added concern of significantly unbalancing the semi-detached pair to the detriment of the streetscene. This again is negated by the precedent set opposite as well as the location of large foliage to the front that already partly disguises the pair.
The extension is designed to largely follow the footprint of the existing ground floor and will consequently be set 0.5 metres back from the main building. This, along with the pitched roof and 1.2 metre gap to the eastern boundary, accords with the Council's DC Standard for side extensions.
The three new windows proposed on the main front elevation are considered acceptable even though they do not match the two bay windows and one higher level bedroom window of the main dwelling. Replications of these features would appear disproportionate to the wall space and irrelevant to the internal structural layout.
To the rear the first floor features French windows with ballustrading and a second window identical to those on the front elevation. These will not create overlooking/privacy concerns as the neighbouring house to the east is set further back in its plot with 1.8 metre fencing and boundary shrubs and trees acting as

separation. To the rear a garden depth of 16 metres will be retained whilst the allotments beyond offer no amenity concerns.
As the building line on the south side of Grover Avenue is staggered the east elevation of the extension will be highly visible from the street. High level windows have been included that break the plain brick elevation. These offer no overlooking concerns.
The loss of the garage parking facility is of no great concern as the remaining frontal hardstanding has a capability of holding up to three cars and thus meeting the onsite parking requirement for a property of this size.

This proposal, whilst not ideally proportionate to the main part of the house, does not pose any significant planning concerns that would warrant justifiable refusal due to the precedent set opposite. The fenestration is acceptable only in that it is not possible to incorporate a style that replicates the dimensions of the vastly differing main windows. The extension offers no amenity concerns to neighbours and thus accords with the Council's DC standards.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)

Case Officer:..... 27/7/07.

Date: 23/7/07.....