expires 16/9

Development Control – Delegated Officer Report

Application Number: ADC/0374/08 **Recommendation - Application Permitted**

Site: **94 Brighton Road Lancing West Sussex BN15 8LW**

Proposal: **Two-storey side extension and single-storey rear extension with balcony above**

The Application

94 Brighton Road is a semi detached house located on the south side of Brighton Road, backing onto the Golden Sands Caravan Park. Permission is sought to demolish a flat roofed detached garage and porch and to construct a two storey hipped roofed side extension to provide a gym, utility, bathroom, hall and undercroft parking on the ground floor with a bedroom and lounge above. The site is set into an embankment and the rear of the extension will be single storey in appearance due to the change in levels.

The extension will be flush with the front of the building (as per the permission for a new attached dwelling granted on the side of the property in 2005 [L/91/05]) and will be set down from the ridge by 0.8m. It will project beyond the rear elevation by 2m and measures 4.8m wide. A single storey extension is also proposed along the existing rear elevation which will replace a conservatory to the same footprint.

Consultations and Representations

Consultations/Comments

West Sussex County Council – The County Transport Planning Officer has no objection to the proposal subject to the provision of secure cycle storage to replace the garage.

Environment Agency – No objection subject to flood resilience and resistance techniques being included in the extension

Lancing Parish Council – No comments or objections

Third Parties

No representations received

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'
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPS25 'Planning and Flood Risk' (ODPM 2006)

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.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity

The proposed extension will be a large addition which will add a significant amount of built form to the existing building. However, the extant permission for an attached house at the property of a similar width to the extension now proposed is a material consideration in the determination of this application. The construction of an extension flush with the front elevation at No.90 needs also to be taken into account, although it predates the Council's guidance on residential extensions.

The extension will be flush with the front and will utilise materials to match the existing building (render), including the distinctive timber detailing which characterises a number of dwellings in this stretch of the road. The extension will present a large, deep side elevation (deeper than that approved for the proposed dwelling) but it is not considered that it would have a detrimental

visual impact on the character of the property or the wider area. The massing of the side elevation will be broken up by the undercroft parking which is open at the side and by the addition of a window to the rear.

Residential amenity

The neighbouring property to the west, No.92, is separated from the site by its own detached garage with an overall distance of 7m between side walls. It would not have an unduly overbearing effect on No.92 as a result.

There are no first floor side windows facing No.92, with only velux rooflights facing west which will not cause a loss of privacy. Steps leading to the rear garden could give rise to views over the neighbouring property but it is not considered that this would be to such an extent as to warrant refusal of the application. The steps are likely to be used for brief periods ~~only~~ to gain access to the rear garden only and will not be used for a sustained length of time.

The application property would have a reduced garden area as a consequence of the proposed extension. It presently has a rear patio 5m deep, beyond which is a caravan park on lower ground. It is already substantially below the Council's standard for amenity space but it is not considered that a further reduction will have a significant impact on the occupants living standards. A balcony is shown as being provided above the single storey extension which does not result in any overlooking concerns due to the lower level of the caravan park at the rear and the presence of a single storey extension at No. 96, the other half of this pair, to the east which projects to their rear boundary. This balcony provides additional external amenity space which compensates in some part for the loss of some of the rear garden.

Access and Parking

The extension results in the loss of the existing garage but provides a replacement space in the form of an undercroft parking area. It is considered that this is adequate for a 3 bedroom property in this location and there is no objection from WSCC. There is a requirement for secure cycle storage following the loss of the garage and the applicant's agent has confirmed that this will be provided within an existing store at the rear of the dwelling which can be accessed via the hall and proposed gym on the ground floor of the extension.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci
2. C9N
3. No development shall be commenced until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the vehicular access onto Brighton Road. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metres above adjoining carriageway level.
   Reason – In the interests of road safety and to comply with policy DEV4 of the West Sussex Structure Plan.
4. C12Eii
5. C18Eii west side wall of the extension
6. The bottom of the rooflights in the west side roofslope shall be at least 1.7m above the floor level of the rooms in which they are to be installed.
   Reason – To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan
7. No development approved by this permission shall be commenced until full details of flood resilient and resistant construction techniques have been submitted to and approved in writing by the Local Planning Authority.
   Reason – To prevent the risk of flooding and to comply with advice in PPS25

Case Officer..P.Barnett..... Date..12/9/08