Expiry Date - 19/12/2011

Development Control – Delegated Officer Report

Application Number:
AWDM/0843/11

Recommendation – Approve Application

Site: **6 Griffiths Avenue Lancing West Sussex BN15 0HW**

Proposal: **Single-storey rear extension and front porch**

The Application

The application property is a semi detached bungalow located on the corner of Griffiths Avenue and Greenoaks. It currently has a detached flat-roofed garage at the rear which is accessed from Greenoaks and the side and front of the property is bordered by a thick hedge. The application is proposing:

1. To construct a front porch extension measuring 2.1m wide, 3m deep and 3.5m high with a false pitched roof.
2. To construct a rear extension measuring 8.3m wide, 2.9m deep and 3m high, flat-roofed with a raised rooflight.

The plans originally also included the demolition of the existing garage and the blocking up of the existing access by a 2m high brick wall to run along the south and east boundaries, replacing the hedge and fence on those boundaries. However, following objections from Officers, this part of the application has been omitted. The porch has also been increased in size during the course of the application but, again following objections, it has been reduced to its originally proposed size.

Consultations and Representations

Consultations/Comments

Original Plans - Lancing Parish Council - Object. Concerned at the height of the fence to the frontage of the property, which appeared excessive. It was considered that the height would be out of character with the street scene and also obstruct vehicular site lines at the corner of Griffiths Avenue and Greenoaks, which could be dangerous.

Third Parties:

No representations received

Relevant Planning Policies and Guidance

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)

Planning Assessment

Policies

Policy AH7 of the Local Plan, relating specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in unacceptable loss of light or privacy or have an overbearing effect on neighbouring dwellings and be sympathetic to the original dwelling in design and materials. Supplementary Planning Guidance is contained in DC Standard No. 3 'Extensions and Alterations to Dwellings'.

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 acceptable.

Visual Amenity

The existing bungalow is L-shaped when viewed from the front and the proposed porch will not project as far forward as the existing front projection and will not therefore be unduly prominent. It is of modest size and is acceptable.

The ground levels at the location of the rear extension are such that the floor level at the rear of the dwelling is slightly higher than at the front. In order to avoid having to step down internally from the existing bungalow the proposed extension will be raised slightly, resulting in a slightly awkward junction between the existing roof and the flat roof of the extension. However, the height has been lowered slightly since the initial submission and it is considered that the extension will have an acceptable appearance.

Residential Amenity

The front porch will be 2.5m from the boundary with the attached dwelling (No.8). No.6 is at a lower level due to its position on a hill and the proposed extension will not therefore appear unduly overbearing to the attached neighbour. It will also not adversely affect light or outlook from the front window nearest the boundary.

The rear extension will also be lower than its neighbour and will be largely screened by the existing fence on the boundary with No.8. At 2.9m deep it will not be excessive in size and is not considered to result in a loss of residential amenity.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:-

3. C1Ci
4. C12Ei
5. The development hereby permitted shall be carried out in accordance with the following approved plans received 13 January 2012:-
   Drawing No. 4581 (Proposed Elevations, Floor Plan, Location and Block Plans)
   Reason: For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 19 January 2012

19/1/12