Expiry 14/5/07

# Development Control – Delegated Officer Report

**Application Number: ADC/0134/07** **Recommendation – Permit Application**

**Site:** **3 Gordon Road Lancing West Sussex BN15 9LP**

**Proposal:** **Side porch extension**

## The Application

The application site is a semi detached bungalow within a street of similar detached and semi detached bungalows in the built up area of Lancing. To the north of the property on the opposite side of the road are a similar pair of semi detached bungalows. To the east is No. 5 Gordon Road a semi detached bungalow, as existing there is a boundary fence of approximately 1.5 metres high between the properties. To the south is the rear garden of the property and to the west is No.1 Gordon Road which is attached to the application site.

Permission is sought to add a glazed, side extension to the eastern elevation of the property. The extension will be long and narrow 1.4 metres by 8.5 metres with a slightly sloping roof to a maximum height of 2.6 metres. The extension is to be built up to the boundary with a new 1.8 metre fence erected on the boundary line. It will be entirely glazed with a door to the front and rear.

## Consultations and Representations

***Third Parties:*** **-** No third party representations have been received.

## Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
Adur Development Plan – Submission Core Strategy 2006-26 (ADC 2007): H1, T3, T4, ENV4
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix 11' Supplementary Planning Guidance' comprising: - Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

## 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 to dwellings should be designed so as not to result

in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

**Visual Amenity**

The proposed extension will be visible within the street scene however due to its limited width and the fact that it will be set back by approximately 10 metres from the highway it is not considered to be out of keeping in this case. The height of the extension also matches the existing eaves level of the bungalow, therefore the extension is sympathetic in size, scale and design with the existing building. The proposal therefore complies with part (b) of Policy AH7 of the Adur District Local Plan.

**Residential Amenity**

The main property to be affected in this case is No. 5 Gordon Road to the east. This property as existing has a bathroom window and a dining room window on the side (west) elevation of the property which will face onto the proposed extension. It is not considered that there will be any significant loss of light to the neighbouring property in this case due to the close proximity of the properties as existing and the fact that the extension is to be entirely glazed.

It is not considered that there will be any issue of overlooking in this case due to the proposed 1.8 metres fencing to be erected on the boundary and the fact that the glazing above the fencing will be conditioned to be fitted with obscured glazing at all times to avoid any overlooking to the dining room at No. 5. It is therefore considered that the proposal complies with part (a) of Policy AH7 of the Adur District Local Plan.

**Recommendation**

APPROVE for reason that :- 1PPi

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)
3. The high level windows on the eastern side elevation of the extension hereby permitted shall at all times be glazed with obscured glass.
   Reason: To prevent overlooking and to comply with Policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.

Case Officer... Barber ..... Date... 16/4/07

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