expires 12.5.08

Development Control – Delegated Officer Report

Application Number: ADC/0144/08 **Recommendation - Permit**

Site: **46 Orient Road Lancing West Sussex BN15 8JZ**

Proposal: **Single-storey rear extension**

The Application

The application property is the eastern half of a pair of hipped roof semi-detached bungalows on the south side of Orient Road, located within the built-up area of Lancing.

The proposal is for a flat roof rear extension 6.0m wide, by 5.5m in length, by 3.0m in height, which would serve as a living/dining room and third bedroom.

The attached property to the west (No.44)has been extended in a similar fashion with an extension also 6.0m in depth, although it is stepped in design 0.9m from the shared boundary for the final 2.1m on the east side. A small porthole window has an outlook towards the rear garden and is located within the stepped part of the rear elevation. To the east is another semi-detached bungalow (No.48) which also has a flat-roofed rear extension 6.0m in depth. No.48 has recently had a west side window inserted part way down the original wall to serve as a means of light to a small study area and dining room.

Consultations and Representations

Third Parties

There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, and Appendix II ' 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.

Visual amenity

The proposed extension would be to the rear of the property and would not have an effect on the visual amenity of the streetscene, which itself is of varied character. The proposal would result in a large flat-roofed area almost equal in size to that of the original property, but given that similar extensions exist on either side of the property it is considered that the proposal would not be unduly out of keeping, or incongruous due its size.

Residential amenity

As originally submitted the internal reorganisation of the property would have resulted in the existing lounge being converted into a bedroom with an east side window being created. It was felt that this additional window would provide a poor outlook for the new bedroom and it would result in an unacceptable loss of privacy to the adjacent neighbour (No.48), who has a window opposite.

The applicant's agent has amended the plans so that now the internal rearrangement of the original property will be completed under 'permitted development'. Now the particular merits of this aspect of the proposals are not an issue for the determination of the application.

The window serving the proposed bedroom in the east side elevation of the extension would look directly at the blank wall of the neighbouring extension, it would have a main outlook towards the rear garden. A low boundary wall separates No's 46 & 48 and it is felt an obscure glazing condition would prevent loss of privacy to the proposed bedroom from the side access of the adjacent property.

The proposed extension would project to the south the same amount as those at both the adjacent neighbours. A small porthole window would be left in a recess in the stepped section of the existing extension at the rear of No,44, however it is a secondary window and it is felt the affect on the outlook from this room would negligible.

Recommendation

APPROVE for reason that :-
1PPii

1. C1Ci.
2. C12Eii.
3. C14Ai – 09.05.08

4. C18C3 Amended
The window in the east side elevation shall at all times be glazed with obscured glass.
Reason: *To prevent ...etc.*

5. C18Eii – east.

Case Officer:
Date: 12.5.08

PB 12/5/08