Expiry Date - 15/07/2010

Development Control – Delegated Officer Report

Application Number: ADC/0165/10 **Recommendation – Permit Application**

Site: **10 Bristol Avenue Lancing West Sussex BN15 8NJ**

Proposal: **Single-storey rear extension**

The Application

The application relates to the southern half of a pair of semi-detached, hip roofed bungalows located on the east side of the road, within the built up area of Lancing.

The original bungalow had a stepped rear elevation, with there being (along with the attached neighbour No.12) a deep recess adjacent to the boundary. This has been in-filled by a conservatory 5.4m in length.

The proposals are to demolish the existing conservatory and erect an 'L' shaped rear extension that would wrap around the stepped rear elevation of the bungalow. The extension would be 5.7m wide, inset from the southern elevation by 0.5m, by 7.2m – 4.7m in length, by 3m in height to the top of the dummy pitch roof. The extension would provide additional lounge accommodation.

The attached bungalow to the north (No.12) has itself extended adjacent to the boundary with a single storey extension 5m in depth. The property to the south is separated from the site by a common access path 1.5m wide, and is set forward within its plot, yet it too has extended across the whole of the rear of the bungalow by 2.5m in depth.

Consultations and Representations

Lancing Parish Council: No objections.

Third Parties: There have been no objections received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
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.

Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' states that the most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally. Rear extensions which are within 1m of a common side boundary with an attached dwelling should be no deeper than 3.5m.

Visual amenity
The proposed extension is not particularly sympathetic in design, however the small dummy pitch roof would be more in keeping than a standard flat roof extension. The extension would not be visible from the street and would therefore have no impact on the character of the streetscene. The materials proposed would match those of the existing bungalow.

Residential amenity
The proposed extension would project to the east into the rear garden 2.2m further than the extension of the adjoined neighbour (No.12), and whilst the extension as a whole would be 7.2m long on the north side, it is considered that the impact on the outlook, daylight and privacy of No.12 would be acceptable.

The bungalow to the south is located 1.5m from the existing flank wall of the application bungalow, and 2m from where the south elevation of the extension would be located. The proposed extension would project past the rear No.8's extension by 4.2m, which given the 2m separation and being located to the north is likely to have a limited, on the outlook from the rear rooms, or sunlight available. No windows are proposed in the south elevation which would mean that the privacy of the rear rooms and garden of No.8 are retained.

Properties to the east in The Broadway are located well in excess of the 22m minimum as stated in the above DC standard, and would therefore not be expected to be affected by the proposals.

Flood Risk
The site sits within Flood Zone 2 as identified to the Council by the Environment Agency, where the cumulative effect of minor extensions may have a significant effect on flood risk as highlighted in PPS25. The applicant's agent has indicated that the proposed conservatory would fully comply with the Environment Agency's Standing Advice on householder applications.

Floor levels within the proposed extension are shown to be no lower than existing levels, and, flood proofing will be incorporated where appropriate.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12Eii
3. C18Eiv – north or south
4. The development hereby permitted shall be carried out in accordance with the following approved plans: elevations, plans 1:500 block plan, 1:1250 site location plan, date stamped received 20 May 2010.
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer Carlos Hone Date 11.06.10

RB 16/6