Development Control – Delegated Officer Report

Application expiry 10.01.07.

Application Number: ADC/0434/06 Recommendation - Permit

Site: 8 Caron Close Lancing West Sussex BN15 8BU

Proposal: Single-storey gabled west side and front extension and side extension and pitched roof to garage

The Application

The application property is an 'L' shaped pitched roof bungalow on the south side of Caron Close. The proposal is for a single-storey front and side (west) extension consisting of an extension to the living space, an additional bedroom and bathroom and a utility area, and a pitched roof to the existing flat roof garage. The proposed extension would be 7.9m in width, by 13.4m in depth by 4.6m in height. The garage would increase in height to 4.3m.

Consultations and Representations

Consultations/Comments

Lancing Parish Council have no objection to the proposal.

Third Parties

There have been two letters of representation from the adjacent properties No's 7 & 9.

The owners of the property to the NE (No.7) object on the basis that such a large extension would completely alter the character of our end of Caron Close, the garage is right by our boundary it currently has a flat roof, if a much taller roof is built, it will adversely affect our view and the amount of sunlight in our garden.

The owners of the property to the west raise concerns that there will be an increase in traffic in what is at the moment a very quiet area. Parking will be at a premium in Caron Close due to there being more occupants at No.8 and there will be an increase in vehicle noise. The proposed development will decrease the amount of light to my kitchen which will mean I will need to keep my lighting on longer. The close proximity of a bedroom will intrude upon my privacy and I will be overlooked when I go out into my garden. The proposal will reduce the value of my property and will cause a lot of noise, disturbance and pollution for an unacceptable time.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, AT12
And Appendix II 'Supplementary Planning Guidance' comprising:- Dev Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The relevant considerations are the effect on the amenities of the locality.

Policy DEV1 requires high quality development taking into account the need to integrate with and, where possible, enhance adjoining land-uses and to have regard for the use of materials and building styles.

Policy AH7, relating to householder proposals, requires that proposals should Not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and additionally that design and materials are sympathetic to both the original dwelling and the area in general.

The proposed extension on the west side of the dwelling was considered would have resulted in the 13.2m long flank wall appearing unacceptably overbearing to the adjacent property No.9. The gable ended features would have contributed to this overbearing effect.

The applicant has amended the plans so that now the rear projection of the proposed extension has been omitted from the design. The flank wall of the proposal no longer steps out toward the boundary and is a minimum of 1.0m from the boundary with the adjacent property, with this gap increasing at the rear to 1.8m away. The proposal would now be located 5.0m from the east side elevation of No. 9 and instead of the gable ended features the roof now hips at the side and rear. It is considered that the design amendments and the reduction in size of the proposal would result in an acceptable design with no loss of amenity being felt by No.9.

The windows in the south elevation would be the same distance from the southern boundary as the existing bedrooms of the property and although closer that the 11m minimum garden length as set out in the above standard it is felt that there would be no more overlooking of the properties to the south than already exists.

There is ample amenity area in the angled garden space to the east of the dwelling. The bedroom windows in the south elevation would not overlook the rear of No.9 and the lone window in the east elevation serves a bathroom and is located the neighbours garage and would not cause a loss of privacy.

Currently the side garden of No.7 to the east has a 4.0 – 5.0m high coniferous hedge at the boundary with the application property, apart from where the applicant's garage makes up part of the boundary. It is considered that the proposed roof addition to 4.2m in height would not have an adverse effect on the outlook, privacy of the adjoining property. An amount of light would be lost but it would not be of an unacceptable level.

The design and materials of the proposal are considered to be in keeping with the design of the original property and of the other properties in the locality.

Recommendation

APPROVE for reason that :- 1PPii

1. C1Ci
2. C14Ai amended
   This permission relates to the amended plan received on 05.01.07 and not to the plan originally submitted.
   Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*
3. C18Eii amended
   Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the west side wall of the extension without the prior permission of the Local Planning Authority on an application in that behalf.
   Reason: *To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*
4. C18Ci amended
   The window in the west side elevation of the extension shall at all times be glazed with obscured glass.
   Reason: *To prevent overlooking and to comply with policy AH& of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

Case Officer: [redacted] [redacted]
Date: 08.01.07 8/1

Approved by the Head of Planning and Community: [redacted]
Date: 09.01.07

In consultation with the Chair of the Planning
And Regulatory Committee: [redacted] (Vice Chair)
Date: 09.01.07