Expiry Date - 07/07/2010

Development Control – Delegated Officer Report

Application Number: ADC/0169/10 **Recommendation – Permit Application**

Site: **11 Irene Avenue Lancing West Sussex BN15 9NZ**

Proposal: **Single-storey rear extension**

The Application

The application property is an end of terrace hipped roof dwelling located on the west side of Irene Avenue. The dwelling has been previously extended with a flat roofed garage and kitchen at the side and a conservatory at the rear. It is proposed to replace the conservatory with a more solid flat-roofed extension to form a dining room with the roof continuing over at the rear of the kitchen to form a covered recess.

The extension will measure 4.2m deep from the rear wall of the original house (2m deeper than the existing conservatory). It will be 2.8m high and flat-roofed with three lantern roof lights. It will be rendered to match the existing dwelling.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objections

Third Parties

1 letter received from the occupier of 9 Irene Avenue objecting on the following grounds:

- Extension will lead to further loss of outlook from living room of No.9
- Will cause loss of light to living room
- No objection to an extension that does not extend beyond the present kitchen extension

Relevant Planning Policies and Guidance

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'

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Recommendation

APPROVE for reason that:-

1PPI

Subject to:

1. C1Ci
2. C12Ei
3. The development hereby permitted shall be carried out in accordance with the following approved plans, date stamped received 12 May 2010:
   Location Plan (Drg. No. 10.745.11)
   Block Plan (Drg. No. 10.745.12)
   Proposed Plans and Elevations (Drg No. 10.745.10A)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 16 June 2010