Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0236/12

Site: **16 Bristol Avenue, Lancing, West Sussex BN15 8NJ**

Proposal: **Single-storey rear extension with part dummy pitch roof.**

Date of site visit: 28.02.12

Neighbours checked: Y

Additional neighbour notifications: Y

Proposal, Site and Surroundings
The application property is the northern half of a pair of semi-detached bungalows located on the east side of the road, within the built up area of Lancing. The site sits within a road that terminates at the boundary with the Strategic Gap to the north, and is within Flood Zone 2 and 3a.

The dwelling has a rear projection, currently serving the lounge with a bay window to it. There is a recess to the boundary which is replicated with the attached neighbour.

Permission is sought for a single-storey rear extension that would be 4.3m wide, by 5m deep, by 3.5m in height. The extension would have a painted pebble-dash finish with plain concrete tiled roof. As a consequence of the internal arrangement of rooms, a new window serving a bedroom is proposed in the north elevation of the bungalow, 1m from the junction with the new extension.

The application is accompanied with Standing Advice SFRA from the Environment Agency.

Relevant site history
None

Consultations

Environment Agency: Standing Advice.

Lancing Parish Council: No objection.

Representations

Third parties: No third party objections.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:

Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (2012)

Planning Assessment

Visual amenity
The proposed extension has been designed in a sympathetic manner and it is proposed to have a matching painted render exterior finish with matching plain concrete tiles to the dummy pitch roof. The extension would be well hidden from the street, and it is not considered that it would detract from the host dwelling or from the streetscene as a result of its design or scale.

Residential amenity
The proposed extension would be inset from the boundary with the attached dwelling by 2.8m from their rear bedroom window. The projection beyond the recessed rear elevation of the bungalow would be 7m in total when added to the existing rear projection. Currently the rear projection has a flat roof which oversails the eaves of the hipped roof by 0.5m, whereas the proposed extension would have a dummy pitch roof which would match and tie in the eaves of the dwelling. The proposed painted render would reflect an amount of daylight from the south towards the rear facing rooms of No.14, which ordinarily would not get direct light. Given the separation between the proposed extension and the attached neighbour, and the sympathetic scale of the eaves, it is considered that, on balance, the extension would not have a detrimental impact on the outlook from the rear of No. 14.

The proposed extension would project beyond the rear bay of the property to the north (No.18) by 5m, and there would be a separation of 1.8m. It is not considered that this would result in a loss of outlook or a loss of daylight as a result.

The proposed extension has no windows in the side elevation therefore it is not considered that there would be a loss of privacy to either neighbour (No’s 14 /18).

As a consequence of the proposals the internal arrangement of rooms would be changed to increase the size of the dwelling to a three-bedroom bungalow. The proposed additional bedroom would be located adjacent to the extension with a proposed window on the north elevation. The proposed plans show this to be a casement opening window and for it to be obscurely glazed. The outlook from this window would be directly at the blank flank wall of No.18.

Flood Risk
The applicant’s agent has indicated that the proposed extension will be built with floor levels no lower than the existing building and flood proofing of the extension will be incorporated where appropriate in accordance with ‘Improving the flood performance of new buildings’ CLG (2007).

Recommendation

APPROVE for the reason:-

The proposed extension would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in north or south side wall of the extension etc
4. Extension to be built in accordance with FRA and supporting statement received 13.03.12.
   Reason: *In the interests of providing flood resilience within new buildings and to comply with the National Planning Policy Framework.*
5. Permission relates to approved plans:
   Drawing No: 1:1250 Site location plan. Date Received:13.03.12
   Drawing No: 7753/1. Date Received: 13.03.12

Is recommendation contrary to letter(s) of representation? N

Case Officer: C. Hone Date: 30.04.12

Authorised by: Jo Morin Date: 4 May 2012