Expiry Date - 24/11/2010

Development Control – Delegated Officer Report

Application Number: ADC/0363/10 **Recommendation – Permit Application**

Site: **26 Fetherston Road Lancing West Sussex BN15 9RJ**

Proposal: **Enlarged single-storey rear extension and extension of existing decking**

The Application

The application property is a ground floor flat in a purpose-built semi-detached building. It has its own garden area where there is currently raised decking with pergola over and a flat roofed detached outbuilding 1m from the rear wall of the flat, which shares a party wall with the neighbouring ground floor flat. It projects to a depth of 5.2m and is 2m wide. It is proposed to demolish the outbuilding and to construct a single storey flat roofed extension measuring, as amended, 6.4m deep, 4.3m wide and 3m high. The existing decking is also to be extended slightly.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objection

Third Parties

1 letter received from the occupier of the first floor flat at 28 Fetherston Road objecting to the original plans for the following reasons:

- Extension is too high
- Loss of privacy to garden
- Appearance and design would be an eyesore when viewed from first floor flat
- Will cause disruption due to need to move waste pipes
- Disturbance caused by building works
- Out of keeping as no other property has such an extension

Relevant Planning Policies and Guidance

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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’
PPS1 ‘Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It 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. The proportion of the garden area taken up by a proposal should not be excessive. Rear extensions which abut or are within 1m of a common side boundary with an attached dwelling should normally be no deeper than 3.5m.

Government policy is set out in Planning Policy Statement PPS1 ’Delivering Sustainable Development’. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The proposed extension is deep at 5.2m. However, it is replacing an existing outbuilding and is not considered to be excessive in size or an overdevelopment. The extension will come to within 4.7m of the rear boundary fence but a generous area of over 85sqm will remain. It will have painted brickwork to match the existing building.

Residential amenity

The proposed extension is deep at 5.2m. However, it will abut the outbuilding at 28 Fetherston Road and will project only 1.2m beyond the end of that building. Consequently, it will not cause any loss of light or outlook to the ground floor flat at that property. The first floor flats at Nos 26 and 28 will look down on the extension but it is not considered that the increased depth, height or width of the extension when compared with the existing outbuilding will cause any loss of amenity to those occupiers.

There are no windows in the end of the extension with the only openings facing into the applicant's garden. No loss of privacy will occur therefore. Concerns over disruption during the building process are noted, but these are not relevant planning considerations as some disturbance is inevitable during any building work.

The extension of the decking will be in front (east) of the extension and will not cause any loss of amenity.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plans date stamped received 15 October 2010:
   1:1250 Scale Location Plan, 1:500 Scale Block Plan, 1:50 Scale Proposed Floor Plan, 1:50 Scale Proposed Sectional View, 1:100 Scale Proposed Floor Plan,1:100 Scale Proposed Elevations
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 17 November 2010