Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0692/12

Site: **134 Kings Road Lancing**

Proposal: **Single storey extension at rear**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a single storey hip-roofed rear extension to measure (at max) 4.22 metres in height, 4.2 metres in length, and 4.86 metres in width, to replace an existing flat-roofed conservatory.

The application property is a detached bungalow on a residential street characterised by similar bungalows. The property is just off from the relatively busy Grinstead Lane, near to The Farmers Public House.

Relevant Planning History

None

Consultations

Lancing Parish Council: *No objection*

Adur & Worthing Councils: The **Environmental Health officer** requests *precautionary contamination condition*

Representations

One letter of objection received from occupiers of No. 132 Kings Road (summarised):

- *Significant loss of privacy and light. Would be very much overlooked*
- *New extension significantly wider than existing extension. Much closer and very much 'in our face' to use colloquial saying*
- *Not helped by fact that existing flat roof replaced by very high pitched tied roof adding to 'invasion'. Would tower over us.*
- *Must inevitably lead to loss of light entering not only our bungalow and our garden also*
- *East elevation to be of floor to ceiling, full width concertina doors – will exacerbate feeling of loss of privacy*

- *Totally overlooked, our neighbours will be seated in our property. Our main bedroom feeling very exposed*
- *Not obvious from plans that 134 Kings Road is on slightly higher ground than ours*
- *Section 10 (materials) incorrectly completed. Walls to be existing as painted render. Existing roof not tiled.*

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): BE1, CC1, CC6
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

The extension is well integrated to the style and design of the main building. Its scale is sympathetic with a truly subservient ridge height. The angle of the roof slope also matches that of the main house.

The extension has well proportioned windows and doors that resemble the style of those on the main house.

For these reasons, the design standard of the development is satisfactory.

Residential amenity – effect on existing dwellings

The extension is physically removed from shared boundaries to either side of the application site. This, together with its single storey height, ensures no adverse overbearing and overshadowing effect would occur.

Any overlooking from the windows and doors in the extension flanks would be screened by the close boarded fencing demarking the shared boundaries, and which is supplemented by hedging and shrubs. The existing conservatory also contains windows on the east and west sides and an unacceptable loss of privacy would therefore not occur.

Contaminated Land

The site is not contaminated so an informative would suffice to raise the applicant's awareness of this risk

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and the South East Plan (CC1, CC6, BE1).

Subject to Conditions:-

1. time limit
2. Approved plans
3. External materials and finishes to match existing

Informative

If during development, any visible contaminated or odorous material, (for example asbestos, stained soil, petrol/diesel/solvent odour, underground tanks/vessels or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

Is recommendation contrary to any representations? Y

Case Officer signed: Matthew Porter Date: 03-07-2012

Authorised and signed by: Peter Barnett Date: 04-07-2012