Expires. 15/5/08.

Development Control – Delegated Officer Report

Application Number: ADC/0157/08 **Recommendation – Permit Application**

Site: **49 Grand Avenue Lancing West Sussex BN15 9QB**

Proposal: **Two-storey side extension**

The Application

The application site is the southern half of a pair of semi-detached houses located on the west side of Grand Avenue, on the corner with Fifth Avenue, Lancing. The property is hip roofed with a rear conservatory, has a large side and rear garden, and a rear garage accessing onto Fifth Avenue. The adjoining property to the north has a hip to gable roof extension and a large rear dormer. To the south, across Fifth Avenue, No.47 has recently completed a two storey side extension (ADC/0205/06).
This application seeks permission for a two storey side extension that will sit 1 metre from the southern side boundary at its closest point. It will sit flush with the front elevation and will extend the depth of the house with a full gable pitched roof above. It will continue the front pitched porch feature above a new bay window with further windows on the front and rear elevations and a first floor bedroom window on the south flank wall.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan 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. DC standard No.3 'Extensions and Alterations to Dwellings' states that side extensions should be set back at least 1 metre from the boundary and should closely match the existing dwelling. They should usually be set back from the main front wall to create a visual break and to ensure that the extension is subordinate to the main dwelling. Windows should match the host dwelling.

Visual Amenity

The west side of Grand Avenue features terraced housing to the south of the applicant's house and semi-detached bungalows to the north. This semi-detached pair are sited between the bungalows and Fifth Avenue, a connector street of terraced houses. It is noted that the end-of-terrace house to the south No.47 has added a hip roofed two storey extension on the north side facing the applicant's. This extension is flush with the front elevation of the host dwelling with the pitched porch continued across. It was not required to be set back as this would appear awkward against the continuous building line of the adjoining terrace.

It is considered that this approval sets a precedent for a side extension that is flush with the front elevation. In any case, setting the extension back would create an awkward roof feature with a full gable extending out from a full hip. The full gable, although contrasting with the hip on No.47, is acceptable as it mirrors the full gable on the adjoining house. No's 49 and 51 are the only houses to the north of the Fifth Avenue junction and as such are viewed as stand alone buildings and not in comparison to the terraces opposite or to the south.

Although the extension will break the building line of Fifth Avenue and will cramp the junction, there is adequate separation to the terraces on this road for this not to be an amenity concern. This junction is already cramped by the extension of No.47 so it is not considered that this proposal will cramp the area sufficiently more to warrant refusal.

In terms of size, the extension will be 3.4 metres in width which will not appear excessive relative to the semi-detached pair. As stated it will run the full depth of the house and will be completed in brick and render to match the main building. There will be a 1 metre separation to the boundary at its closest point at the front of the extension (1.3 metres at the rear) with the porch feature continued and a bay window included below to match the others on the building. This proposal will thus not conflict with local plan policy AH7 or the accompanying DC standard.

Residential Amenity
The extension will not impact on any neighbouring properties as a good separation will be retained. The side window will face across Fifth Avenue towards the blank side wall of No.47.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei

Case Officer:.....

Date:22/4/08

PB 22/4/08