Expires 20/5/08.

Development Control – Delegated Officer Report

Application Number: ADC/0158/08 **Recommendation – Permit Application**

Site: **9 Derek Road Lancing West Sussex BN15 0NU**

Proposal: **Single-storey rear extension**

The Application

The application site is the eastern half of a pair of semi-detached houses located on the north side of Derek Road, Lancing. The property has an extended hip-gable roof with front and rear dormers, a small rear central extension and a rear garage accessed by a shared drive with No.7. The adjacent bungalow has similar extensions whilst the adjoining property has no improvements.
This application seeks permission to erect a small flat roofed extension in the space between the existing central extension and the boundary with the adjoining bungalow, No.11. This extension will be 3.5 metres deep and 3.3 metres in width with a single rear facing window only.

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 rear extensions that abut a boundary with an attached dwelling should not exceed 3.5 metres in depth in order to avoid any overbearing impact or loss of light.

Visual Amenity
The extension will be sited at the rear of the property and out of sight from the street. It will be flat roofed at the same height as the existing extension and will extend an additional 1.2 metres to the rear.

Residential Amenity
The extension will sit off the rear elevation and marginally inside the 1.8 metre high boundary fence with the adjoining bungalow. Although this property does not have any rear extensions of its own the proposal will meet the recommended maximum 3.5 metres as stated in the council's DC standard above. As it meets this standard with no side windows proposed it is not considered that it will afford any significant overbearing impact or loss of light to the rear elevation of the adjoining bungalow.
To the rear, the gardens on the north side of Derek Road rise sharply with a good separation to the bungalows beyond. There will be no overlooking to the rear.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18Eiv '...in the west side wall...'

Case Officer:.....

Date: 24/4/08

PB 25/4/08