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04.09.07

Development Control – Delegated Officer Report

Application Number: ADC/0418/07 **Recommendation - Permit**

Site: **New Monks Farm Mash Barn Lane Lancing West Sussex**

Proposal: **Two-storey extension to side elevation and detached garage**

The Application

The application property is a detached two-storey house located on the west side of Mash Barn Lane, a road which joins the A27 to the north. The property is a 1940's brick built three bay house with slate hipped roof, with three single-storey side extensions on the east side of the building, and a detached west side garage.

The proposal is for a two-storey east side extension with new replacement detached garage with ridge roof.

The property is located in a semi-rural location in a large site, with no neighbours other than a terrace of three houses some 170m to the south.

Consultations and Representations

Third Parties
There have been no third party objections on the application.

Contributors
Lancing Parish Council – No objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC2, CH3, ERA1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AC1, AC4, AC10, AH7.
Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

Policy LOC2 of the Structure plan seeks to protect the character of the countryside with any new development being on previously developed land and being shown to result in substantial environmental enhancement. CH3

seeks to maintain the character and identity of towns and villages by retaining the strategic gaps between them. Policy AC10 relates to extensions or alterations to dwellings outside the defined built up area, and states that development is expected to respect the existing scale and character of the original dwelling, and comply with all development control criteria.

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.

The application has been amended since submission so that now the proposed two-storey side extension is the same width as one of the original bays (4.0m) which is considered to be in proportion to the original dwelling and more sympathetic in scale. The windows have been amended to be the same as those in the original property.

The applicant has decided to fully render the property and has amended the extension so that now it aligns with both the front and rear elevation. Dev Control No. 3 states that two storey side extensions should usually be set back to create a visual break, a subservient extension and to prevent difficulties in matching materials. In this instance the design of the property is such that the slate roof is particularly simple and it is felt that a continuation of the roof planes would be more in keeping with the dwelling (and more important that the subservience of the extension) than a roof that had a stepped design due to any set back of the extension.

The rendering of the whole building would allow for the extension to appear consistent with the original building lines without there being a miss-match in materials. Whilst the extended building may appear somewhat uninteresting it is felt that stepping in the proposed extension by 0.5m would not change the appearance greatly.

The size of the proposed detached garage has also been reduced so its depth would now be the same of the dwelling and roof ridge has been reduced in height to now be 4.0m. The garage itself would have matching materials to that of the dwelling and not appear too dominant or overbearing. It would replace a concrete panelled garage which is considered to be an improvement.

Recommendation

APPROVE for the reason that:-

The proposed development would not have an adverse impact on the landscape of the surrounding Strategic Gap of countryside and can take place

without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AC1, AC4, AC10, AH7) and the West Sussex Structure Plan (LOC2, CH3, ERA1, DEV1).

1. C1Ci
2. C14Ai – amended (21.08.07, AH7 of the ADLP and DEV1 of the WSSP)
3. C12Ai – amended
   No development on site shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed extension and garage has been submitted to and approved in writing by the Local Planning Authority
   Reason: *In the interests of visual amenity and to comply with policy AH7 of theAdur District Local Plan and DEV1 of the West Sussex Structure Plan.*

Case Officer: [illegible]
Date: 28.08.07 CJ 28.8.07