expires 14/10

Development Control – Delegated Officer Report

Application Number: ADC/0418/08 **Recommendation - Application Permitted**

Site: **10 Pratton Avenue Lancing West Sussex BN15 9NU**

Proposal: **Single-storey pitch-roofed side and rear extensions and rear conservatory**

The Application

The application property is a detached bungalow on the east side of Pratton Avenue. It has a predominantly hipped roof but with a gablet on the north side. It is proposed to construct a single storey side and rear extension which will be 1m from the side boundary with 12 Pratton Avenue to the north. The side extension will measure 1.9m wide, running the full depth of the property. It will have the same eaves height as the existing building (2.3m) and will extend the hipped roof at the side of the building up to the main ridge, removing the gablet and visually balancing the roof.

At the rear it is proposed to replace an existing conservatory with a 6.5m deep extension (at its deepest point) with a conservatory added on the eastern end adding a further 3.5m (total depth on northern boundary of some 8m). The extension is single storey in nature with a predominantly hipped roof (with part gable on its northern end) and measures 4.8m to the ridge, 1.7m below the central main ridge of the existing bungalow. The pitch of the roof hides an area of flat roof behind.

Consultations and Representations

Consultations/Comments

None

Third Parties

Lancing Parish Council - No objection

1 letter received from the occupiers of 12 Pratton Avenue expressing concern with the proximity of the extension to the boundary and the oppressive nature of the proposal. Five windows face south which would be affected by the extension. Loss of privacy with having a bedroom window so close.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): 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

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.

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 when viewed from the street will have little impact on the appearance of the building. The addition of a hipped roof extension to the side maintains the character and form of the existing bungalow and is considered to be acceptable.

At the rear the extension will add a substantial amount of accommodation to the property. However, the bungalow sits within a large plot and will retain a 23m deep rear garden. While adding significant depth to the bungalow, the proposal is single storey only, set below the main ridge, and is therefore not considered to dominate the existing building to an extent worthy of justifying a refusal of the application.

Residential amenity

The occupiers of 12 Pratton Avenue have expressed concern at the proposal. That property lies to the north of the site and currently has 5 windows which face south towards the site. The proposed side extension would bring the property closer but would retain a 1m gap to the boundary. No.12 is 4m from the boundary, although a side porch comes to within 2.5m. The extension is

single storey and only the top of the proposed windows and the roof would be visible from no.12. The roof will pitch away from the boundary while rising to a height of 4.7m for the majority of the length of the extension and 6.4m at the narrow central ridge (approximately 1m higher than no.12).

At its highest point the roof would be 5m from the boundary (9m from the side of no.12) and it is not considered that the proposal would have an unduly overbearing impact on the neighbouring occupiers. Light would still be able to reach the side of no.12 over the roof of the extended property, which has a 40 degree pitch.

Several windows are proposed for the north side of the extension. These consist of an obscure glazed bathroom window, two high level family room windows, a door and window serving a utility room and a bedroom window. All windows are on the ground floor and it is difficult to argue that there would be any overlooking as result of the proposal, particularly as there already are a number of windows on the existing north side of the building and a window in the gablet.

The extension will bring the properties closer and there is concern from the occupiers of no.12 that there will be an increased loss of privacy from the bedroom window. However, it will be in line with the porch at no.12 rather than the side bedroom windows and is therefore considered to be acceptable in amenity terms. The utility room, however, should be obscure glazed to avoid any perception of being overlooked.

At the rear, the increased depth of the extension will bring the properties in line (with the exception of the new conservatory which will project a further 3.5m, in line with a rear extension at no.12). Consequently, in spite of the depth being greater than that which would normally be considered acceptable, there will be no adverse impact on the occupiers of no.12.

To the south, no.8 Pratton Avenue is angled away from no.10 and the extension will be 10m from the nearest corner of no.8. There will be no adverse impact on the occupiers of that property or to the properties to the rear.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci
2. C12Eii
3. C18Civ amended. The glazing in the north side elevation of the extension (serving the bathroom and utility room) shall at .....

Case Officer.....P. Barnett..... Date....9/10/08.....

Planning Services Manager.....[signature]..... Date ..9/10/08

Chair of DC Committee.....Cllr Angie Mills Date 22/10/08