Expires 5/9/07.

Development Control – Delegated Officer Report

Application Number: ADC/0422/07 **Recommendation – Permit Application**

Site: **44 Hamilton Road Lancing West Sussex BN15 9NR**

Proposal: **Single-storey extensions to side and rear**

The Application

The application site is the northern half of a semi-detached pair of bungalows located on the west side of Hamilton Road, Lancing. The property sits on a thin plot and features a rear kitchen addition and a north side garage with conservatory behind. Due to the slim nature of the plot, the majority of the garden amenity space is located on the north side of the property.
The proposal is a resubmission of a previously refused application (ADC/0218/07) for the demolition of the rear conservatory and the addition of two rear extensions, one to the rear of the south bedroom, and the other as a lounge/kitchen/diner extension sited behind the garage on the north side. The side extension is to be 2.7 metres in height with a pitched façade added above the front/east and north elevations whilst the rear extension will, at 3 metres, be the same height as the existing kitchen addition. French doors are to be added to the rear of the rear extension whilst a new door is to be added to the north side of the garage. The northern elevation of the lounge extension will feature the same French doors and window that exist on the current conservatory alongside a new obscurely glazed window.
The previous application was refused on the grounds that the differing roof heights proposed created a feature unsympathetic in scale and appearance to the existing building.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1
Development Control Standard No.3: Extensions and Alterations to Dwellings'

Planning Assessment

The main planning concerns are the impacts the extensions will have on neighbouring amenity and the appearance of the bungalow.

There are no concerns with the proposed rear extension. This addition is designed to be identical in height to the adjacent kitchen addition and 0.9 metres shorter in depth. Although French doors will be sited on the rear elevation, 1.6 metre fencing prevents any direct overlooking into the rear amenity space of No.21 Upper Boundstone Lane. Its shallow depth will not recess rear windows on the adjoining bungalow to an unacceptable degree.

The proposed side extension will continue the width of the garage towards the rear to within 0.25 metres of the rear elevation. This segment of the proposal has been revised from the refused application to include a pitched façade along the front of the garage and around the north side across the extension to give the appearance of a more complete structure. To enable this the garage will be extended vertically by 0.4 metres in order to equate the roof levels. The resultant product is far more visually acceptable than the differing roof levels of the refused application, especially as the width of the side garden makes this addition highly visible from the street.
From an amenity perspective, there will be little change to the existing fenestration. The north side French doors of the existing conservatory will be re-sited in the same elevation of the new extension with a similar window area realigned to the east. Amended plans were submitted that now include an additional obscurely glazed window of similar size to the west of the doors. These doors and windows will be sited just 5.5 metres from the boundary with No. 46 to the north, less than the minimum 6.1 metres recommended as acceptable by the DC standard. Given the raised floor level proposed the 1.5 metre fencing and taller shrubbery that forms the boundary treatment would be less than adequate to prevent overlooking. Were the shrubs to be removed there would be even clearer views over the fencing into the side

garden of No.46. Consequently, in order to safeguard against this loss of privacy a condition is attached requesting the side fenestration to be obscured unless a 2 metre high fence is installed, and retained, on the northern boundary.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)
3. C14 Ai: '...received on 23 July 2007...Reason: For the avoidance of doubt.' (permission relates to amended plan) AII
4. C18Ciii (amended): 'The glazing in the north side elevation of the extension shall at all times be of obscured glass unless, prior to occupation of the proposed extension, a 2 metre high screen fence is erected on the northern side boundary and thereafter retained permanently. **Reason:** To prevent overlooking and to comply with policy AH7 of the ADLP and DEV1 of the WSSP.'

Case Officer:..... CS 21/8/07

Date: 16/8/07