expiry
29-05-08

Development Control – Delegated Officer Report

Application Number: ADC/0171/08 **Recommendation - Permit**

Site: **Eastgate House 17 Western Close Lancing West Sussex**

Proposal: **Pitch-roofed first-floor side extension over existing flat roof.**

The Application

The application property is a detached chalet-style bungalow located at the eastern end of Western Avenue within the built up area of Lancing. The dwelling is sited adjacent to Winston Road which is one of the two main access roads to the Lancing Business Park. It has vehicular access from Western Close, has a front hardstanding, and is adjacent to a pedestrian path linking Winston Road to Western Close. The property appears to have been built at the same time as Winston House which is located on the opposite side of Winston Road. To the west are located a pair of semi-detached bungalows (No's 15 & 16) which are sited at an angle to the application property, and to the SW a further pair of semi-detached bungalows sited on lower ground level. To the north is the rear of No.1 Royal Buildings located within the industrial park.

The property has previously been granted permission to change the attached to a bedroom (L/24/99/TP), and the addition of a new front porch (ADC/0356/07).

The proposal is one of two separate applications currently submitted on the property. This application is for a pitch-roofed, first-floor side extension over the existing flat roof garage, which projects past the end of the existing building. It would provide additional accommodation in the form of a further bedroom with en-suite bathroom, and would be linked to the dining room below with a separate staircase.

Consultations and Representations

Lancing Parish Council: No comments have been received.

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

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 II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Structure Plan policies seek to protect and, where possible enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, relation specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling. Supplementary Planning Guidance in DC Standard No. 3 'Extension and Alteration to Dwellings' states that extensions which are visible from the road should be designed so as to have a sympathetic roof form.

Visual amenity
The siting of the property is aligned so that the east side of the bungalow is parallel with Winston Road, whereas the front elevation is at a slight angle to the road in front. The property is well set back within the plot and the converted garage is further set back from the front elevation by 5.5m. The adjacent pair of properties to the west (No's 16 & 16) are set in front of where the proposal would be, further obscuring it from view from much of the rest of Western Close.

The extension would take the form of a ridged roof, gable-ended addition to the top of the converted garage. A triangular shaped dormer would be set back behind the existing tiled roof of the porch, and a similar shaped roof form is proposed to the rea, but this would be built up from the side walls of the existing ground floor structure. The main part of the proposals would be joined to the existing roof of the bungalow with a ridged roof linking section.

The roof forms and front and rear ridged sections are considered to be inkeeping with the angle of the existing roof of the bungalow and the materials would be consistent. The design of the rear section is a little unusual in that it has a tiled section of wall below the eaves line however given the context of siting this would not appear incongruous. The proposal would not appear to be over dominant in scale and would not result in a cramped or overbalanced dwelling.

In terms of the form that the proposal would take it is considered that as the property is relatively isolated from the rest of the properties in the Close and that visually they would be screened by the most part from the east and west, they are considered to be acceptable.

Residential amenity

The bungalow to the west is sited at an angle to that of the application property. It has a rear covered patio area which is 'turned' towards the west side of the application site, however it also has a detached garage and part-built garden store in between where the proposals would be and the rear patio.

The proposed extension would be sited well enough away from the adjacent properties to prevent there being a loss of natural daylight or outlook. The proposed windows in the north and south elevation would not result in an excessive loss of privacy.

Recommendation

APPROVE for reason that :-

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1. C1Ci
2. C12Eii

Case Officer: [illegible]
Date: 19.05.08

PB 20/5/08