Expiry Date - 30/11/2010

Development Control – Delegated Officer Report

Application Number: ADC/0371/10 **Recommendation – Permit Application**

Site: **47 Lancing Park Lancing West Sussex BN15 8RF**

Proposal: **Gabled first-floor front extension and replacement enlarged front porch**

The Application

The application site is a detached bungalow located on the west side of Lancing Park. The property sits at the northern end of the cul-de-sac and is bounded to the south by similar detached bungalows, to the north by a public footpath with two further detached bungalows beyond, and to the rear by similar bungalows on West End Way. Lancing Park is an estate of identical hipped roofed bungalows, many of which have added various combinations of dormer windows, gable ends, porches and rear additions over the years. The properties sit on thin plots such that they are proportionally twice as deep as they are wide.

Permission was granted in November 2007 to replace the front porch with a wider pitch roofed porch and to construct a 3.3 metres deep rear extension that included a part hipped pitch roof as a continuation of the original (ADC/0564/07).

This application seeks permission to extend the front hipped roof and construct a full gable. The previously-approved front porch is also to be constructed, as previously proposed, but with a lower roof.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objection

Third Parties

No representations have been received.

Relevant Planning Policies and Guidance

Expiry Date - 30/11/2010

Adopted Adur District Local Plan 1993-2006 (ADC 1996) AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’

Planning Assessment

Policies

Policy AH7 refers to residential extensions. It 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 proportion of the garden area taken up by a proposal should not be excessive.

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

The property sits at the enclosed end of an indistinctive street of similar detached chalet bungalows. The construction of the front gable will not harm the character or appearance of the dwelling or the general character of the street scene. Several bungalows have already constructed front gables or front dormers and the proposal will not appear out of keeping. The alteration to the previously-approved porch design is also acceptable.

Residential Amenity

The roof alteration will not result in any loss of light or outlook to neighbouring bungalows.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

Expiry Date - 30/11/2010

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plans, date stamped received 5 October 2010:
   1:1250 Scale OS Sitemap, 1:200 Scale Block Pan, Drawing No. 589/01 (Proposed Plans and Elevations)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 18 November 2010