Development Control – Delegated Officer Report

Application Number: ADC/0078/09 **Recommendation – Permit Application**

Site: **54 Orchard Avenue Lancing West Sussex BN15 9EB**

Proposal: **Single-storey extension and alterations to existing (with part-tiled/part -glazed roofs)**

The Application

The site is located within the built up area of Lancing a mid terrace, two storey dwelling within a street of similar dwellings. The property has off street parking to the front and a single storey flat roof extension to the rear built up to the southern boundary with the attached neighbouring property, no 52 Orchard Avenue.

Permission is sought to build a single storey rear extension 3.8 metres in depth to incorporate the existing rear extension and to be built up to the boundary with no. 56 to the north. A sloping pitched roof is proposed to a maximum height of 3.5 metres. The roof will be partly tiled (over the existing extension) and the remainder of the extension will have a glazed roof.

Consultations and Representations

Third Parties: - No third party representations have been received.

Lancing Parish Council: - No objection

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): 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'
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. The proportion of the garden area taken up by a proposal should nor be excessive.

Residential Amenity

The main properties to be affected by the proposed extension are those directly adjacent no. 52 to the south and no. 56 to the north. As existing the single storey flat roof extension is built up to the boundary with no. 52 and the extension will remain and be incorporated into the rear extension. There will be a new sloping pitched roof added which will increase the height of the roof by a maximum of 0.7 metres. It is not considered that this additional height will have any adverse impact on the neighbouring property with regards to loss of light or overbearing impact.

To the north there is an existing 1.8 metre fence on the boundary with no. 56. The owner of this property is also proposing to erect a rear conservatory/extension to match in depth the extension which is the subject of this application (ADC/0079/009). The applications have been submitted together and a condition is to be attached to both to ensure that both developments are carried out at the same time to avoid any loss of light or overbearing impact that would result if the extensions were built in isolation due to the proximity to the boundary and depth of the extensions.

Visual Amenity

The extension is to the rear of the dwelling and is therefore not visible within the street scene. The scale and design of the proposal is in keeping with the character and appearance of the existing building.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The extension hereby permitted shall be constructed and completed in conjunction with the extension at 56 Orchard Avenue, as shown on the plans submitted 11th March 2009 (as permitted under ADC/0079/09) and shall not be constructed as an independent development.
   Reason: - In the interests of amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.

Case Officer [redacted].....Date.....9/4/09.....

PB 9/4