6/5/09

Development Control – Delegated Officer Report

Application Number: ADC/0079/09 **Recommendation – Permit Application**

Site: **56 Orchard Avenue Lancing West Sussex BN15 9EB**

Proposal: **Groundfloor rear extension and conservatory**

The Application

The site is located within the built up area of Lancing. A two storey dwelling originally an end of terrace however the properties is now joined to no. 58 to the north as a result of a single storey side extension at the application site and a side/rear single storey extension at no. 58. The dwelling has off street parking to the front and is in a street of similar mainly terraced houses.

Permission is sought to extend the building to the rear a total of 3.8 metres in depth with a flat roof single storey to the north side continuing the existing flat roof side extension. The remainder of the extension will be a lean to conservatory extension of the same depth. The flat roof extension has a height of 2.7 metres and the conservatory has a maximum height of 3.5 metres.

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 extensions are those directly adjacent no. 54 to the south and no. 58 to the north. No. 58 has an existing side/rear flat roof extension which extends to the rear along the side boundary with no. 56 to a depth of 3.8 metres, the same depth as the proposed extension. Therefore the extension will be fully screened from no. 58 to the north. To the south there is an existing 1.8 metre fence on the boundary with no. 54. The owner of this neighbouring property is also proposing to erect a rear conservatory/extension to match in depth the extension which is the subject of this application (ADC/0078/09). 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 over bearing 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 54 Orchard Avenue, as shown on the plans submitted 11th March 2009 (as permitted under ADC/0078/09) 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