Expiry Date - 26/10/2010

Development Control – Delegated Officer Report

Application Number: ADC/0316/10 **Recommendation – Permit Application**

Site: **15 Firle Road Lancing West Sussex BN15 0NY**

Proposal: **Raised decking at rear (west side)**

The Application

The application property is a hipped roof detached bungalow within the built up area of Lancing. The property is on the south side of Firle Road and has an attached single flat roof garage.

A certificate of lawfulness was issued in 2009 (ADC/0258/09) for single storey side and rear extensions providing an annex which will share the main front entrance to the existing dwelling and will accommodate a living area, wet room and bedroom. Due to the ground level dropping significantly to the rear of the site the rear extension is at a lower level below the level of the existing ground floor of the bungalow. The side extension steps down. The rear extension will be below the existing ground level directly to the rear of the bungalow. This application followed the refusal for a larger single storey extension and rear raised decking with balustrading and steps. It was considered that the annex and decking extension would by reason of their height, length and proximity to the boundary result in loss of light and loss of outlook to the detriment of the residential amenities of the occupiers of the adjacent property at no. 13 Firle Road, (ADC/0258/09.)

The current application seeks consent for raised decking on the east side of the bungalow. As existing there is a raised patio area which is to be decked and continued up to the boundary fence. The decking will be no deeper than existing and steps are proposed to lead from the decking onto the garden which is at a lower level.

Consultations and Representations

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

Lancing Parish Council: - No objection.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2005 (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)

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Planning Assessment

Policies

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.

Residential Amenity

The main property to be affected is no. 17 Firle Road to the west of the site. The proposed decking will be up to the boundary with this property. There is a raised decked area to the rear of no. 17 as existing and due to the existing raised patio area at the application site it is considered that as existing there is mutual overlooking between the properties. It is not considered that the proposed increased area will result in any significant loss of privacy than already exists.

No. 13 to the east will not be affected as the existing extension to the rear of the bungalow screens the proposed raised deck.

Visual Amenity

The decking is to the rear of the property and is not visible within the street scene. It is in keeping in scale and design with the character of the existing property.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. The decking hereby permitted shall be carried out in accordance with the following approved plans: -

   Proposed Floor Plan – received 31st August 2010.
   Photograph showing proposed decking – received 31st August 2010.

   Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker

Date 5/10/10

BB 5/10