Expiry Date - 01/11/2010

Development Control – Delegated Officer Report

Application Number: ADC/0325/10 **Recommendation – Permit Application**

Site: **5 Abbots Way Lancing West Sussex BN15 9DH**

Proposal: **Single-storey rear extension**

The Application

The application property is semi-detached bungalow located on the west side of Abbots Way. It has no previous extensions. Its neighbour to the south (No. 7) has a rear conservatory on the boundary; to the north, No. 3 is positioned at an angle on the plot and there is a shed /outbuilding on the boundary.

It is proposed to construct a flat-roofed single storey extension at the rear measuring 3.6m deep, 6.8m wide and 3.1m high. Two dome rooflights are proposed for the flat roof.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objections

Third Parties

No representations received

Relevant Planning Policies and Guidance

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'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. 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 and character

The extension, at 3.6m deep, is only slightly deeper than the 3.5m maximum depth required by the Council's standard. The roof of the extension has been lowered in height from that originally submitted in order to ensure that the flat roof is not visible above the sloping roof of the main dwelling when viewed from the front.

The extension will not harm the character or appearance of the dwelling or its surroundings.

Residential amenity

The proposal will not adversely affect the residential amenities of neighbouring properties. To the south, the attached dwelling has a conservatory extension with part wall/part glazing on the side elevation facing the site. While there will be a loss of light and outlook to this part of the conservatory, it is not considered that a side window which faces directly over neighbouring land can be expected to maintain that view. The overall impact of the extension will not be harmful as it will not project beyond the conservatory to any extent likely to affect its outlook or light.

To the north, No.3 is angled so that the rear of the dwelling is closer to the boundary than the front. There is an outbuilding behind the boundary fence which is some 3m from the side of the proposed extension and which will screen to some extent the proposed extension at No.5. A window is proposed in the north elevation of the extension facing towards No.3 but it is not considered that it will cause any undue loss of privacy.

Recommendation

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APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plan date stamped received 7 October 2010:
   Drawing No 10038/01 R1 (1:1250 Scale Location Plan, 1:500 Scale Block Plan, Proposed Floor Plans and Elevations)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 7 October 2010