expires 1/1/10

Development Control – Delegated Officer Report

Application Number: ADC/0419/09 **Recommendation – Permit Application**

Site: **1 Mash Barn Lane Lancing West Sussex BN15 9EE**

Proposal: **Gabled rear extension and rooms in the roof**

The Application

The application relates to a detached bungalow located on the north side of Mash Barn Lane. The dwelling has a gable fronting the road with a mono-pitched projection at ground floor. At the rear the roof is hipped with a smaller hipped roof extension projecting off the main building.

It is proposed to provide rooms in the roofspace with the hipped roof at the rear extended to form a gable as at the front of the dwelling. The extension will project 1.7m further than the existing rear extension and will consist largely of the extended roof, which will project 8.2m from the existing ridge. The new gable will contain a window in the centre and a window will also be added to the centre of the front gable. There will be two new rooflights on the side, 1.7m above the floor level.

To the west of the site lies 1a Mash Barn Lane, a relatively modern part-hipped bungalow with a large rear flat roofed dormer. No. 1a has a higher ridge than No.1 and is set further forward. To the east, No.3 is a bungalow with a similar appearance to No.1 when viewed from the street but with a gable end at the rear.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objection

Third Parties

1 letter received from the occupiers of 3 Mash Barn Lane stating that they have no objection to the proposal.

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

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. 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

While the extension will result in a large increase in the depth of the main roof ridge, there will be no overall increase in the height of the building and little increase in the overall footprint of the dwelling. Consequently, the impact on the character and appearance of the building is not considered to be significant. From the front the building will appear largely unchanged, except for a first floor window in the gable. The large rear garden will remain and the dwelling will appear comfortable within its plot.

Residential amenity

The increase in roof length and the increase in the height of the rear part of the building will not have an adverse impact on the neighbours to either side. To the east, No.3 is 9m from the side of No.1 and will not lose any light or outlook from the enlarged roof. A rooflight is proposed for the side but this is to serve a bathroom and will be obscure glazed, being 1.7m above floor level.

To the west, No.1A is positioned much further forward then No.1. The proposed extension will be close to the boundary with No.1A but the proposed

roof extension will be pitched away from the boundary and will not cause a significant loss of morning light to the garden of 1A, being 5.73m in height to the ridge. A rooflight is proposed which will also be obscure glazed, serving a stairwell. It is not considered that there will be an adverse impact on neighbouring occupiers.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18cii (amended) The rooflights on the east and west side roofslopes of the extension hereby permitted shall at all times be glazed in obscured glass.
   Reason – To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan

Case Officer Date 17/12/09