expires 28/12

Development Control – Delegated Officer Report

Application Number: ADC/0425/09 **Recommendation – Permit Application**

Site: **28 Kimber Close Lancing West Sussex BN15 8QD**

Proposal: **Single-storey south side extension and front bay window**

The Application

The application relates to a detached bungalow located at the end of a cul de sac. It is one of a number of similar properties in the street. Its nearest neighbour, No.27, is positioned at right angles to south east of the site and the boundary between them is angled so that at their nearest point the dwellings are 4m apart. No.28 presently has two flat roofed side (south) extensions which it is proposed to demolish and replace with a larger flat roofed side extension with dummy pitch. A front facing bay window is also proposed for the living room.

The extension will follow the line of the boundary, being angled at the front before following the line of the straight boundary to the south. It will be 2.7m wide at the front and 4.05m wide at the rear, 2.5m high to the flat roof and 3.5m high overall.

The extension will serve a breakfast room/kitchen at the front with utility, bathroom and master bedroom at the rear. At its nearest point it will be 1.2m from the boundary with No.27 and will have patio doors facing towards the rear of No.27 (which contains obscure glazed bathroom and wc windows nearest to the boundary and a clear glazed kitchen window further away).

Consultations and Representations

Consultations/Comments

Lancing Parish Council - Recommend that this application be refused as it is considered to be out of character with the area and an over development of the site.

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

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

The side extension will be set back from the front edge of the dwelling by 0.6m and will only be partially visible from the street, while the dummy pitch will help to screen the otherwise large expanse of flat roof. It is considered that the extension, being set down from the main ridge, will be sufficiently subsidiary in character and will not harm the appearance of the building or result in an overdevelopment of the site. An area of rear garden will remain which is consistent in size with other gardens of the dwellings in Kimber Close.

The front pitched roof bay window will be out of character with its immediate neighbours but a precedent has been set with an identical feature at No.32 at the entrance to the cul-de-sac. Consequently, this addition is considered to be acceptable.

Residential amenity

The main concern has been with the impact on the neighbour to the south east, No.27 due to the proximity of the extension and the possible disturbance

and overlooking from the patio doors in particular. While the extension will be coming to within 1.2m of the boundary, it will be single storey only and will not be unduly overbearing to the adjacent occupiers. The nearest windows at No.27, approximately 7m away, serve a bathroom and wc and are obscure glazed. There will be no loss of light to these windows.

The furthest window serves a kitchen and, while the patio doors of the extension will face towards this room, it is not a habitable room and, on balance, it is not considered that there will be an adverse impact on the amenities of the occupiers of No.27.

To the south lies a pumping station which is unaffected by the proposal. The bay window at the front of the bungalow will be 5m from the front of No.27 which is at right angles to the site. There will be no loss of privacy or any other adverse impact from this proposal.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei

Case Officer Date 18/12/09

Planning Services Manage Date 18/12/09

Chair of DC Commi Date 22/12/09