expires 18/6

Application Number: ADC/0179/08 Recommendation – APPROVE

Site: 60 Manor Road, Lancing

Proposal: Two storey rear extension and detached two bay oak garage at front (east side)

The Application

60 Manor Road is a large detached dwelling with a spacious garden located in the North Lancing Conservation Area. The property is raised above the street level but set back by 20m and partly screened by a flint boundary wall, gate and hedging on the frontage.

It is proposed to construct a two storey extension at the rear north west corner of the property and to construct a detached double garage in the front garden, on the boundary with 54 Manor Road to the east.

Consultations and Representations

ADCAG – no objection

Third Party Representations – 1 letter received raising no objections

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
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

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. Dormer windows should not be so large that they over-dominate the dwelling. A large amount of the original roof should still be clearly visible.

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

The rear extension would not be visible from the street and would therefore have limited visual impact in the public realm. There is a tall wall on the northern boundary that will limit views of the extension from the nearest residential properties.

The proposed garage is set at a higher level than the road but will be offset from the entrance gates and will not therefore be particularly prominent in the street scene. To the east, the garage will be largely screened from the neighbouring property by the tall boundary wall and conifers. It has an oak frame and timber boarding with plain tiled roof and will have an open front. The design is considered to be acceptable and it will not have a harmful impact on the character and appearance of the Conservation Area.

Residential amenity

The garage is to be sited on the eastern boundary, some 13m away from the side of no.54 Manor Road. The properties are separated by a wall and the proposed garage is not considered to have a detrimental impact on residential amenity.

The rear extension is also relatively well screened from its neighbours to the north by a tall wall. No windows are proposed for the northern elevation to prevent any overlooking of those properties which are only 11m away.

To the east, the extension will be hidden by the existing house, while to the west the extension will be 17m from the boundary with no.64 and predominantly screened by the existing house. While there is a first floor window facing west, this will be perpendicular to no.64 and will not result in direct overlooking. There is also some screening and a wall on the boundary which will further reduce the potential for loss of privacy.

Access and Parking

The existing vehicular access will be utilised and is acceptable.

Recommendation

APPROVE for the reason:

1PPi

Subject to

1. C1Ci
2. C12Eii
3. C18Eii north wall

Case Officer P. Barnett

Date 28/5/98

29/5