Expires 23/5/07

Development Control – Delegated Officer Report

Application Number: ADC/0182/07 **Recommendation – Permit Application**

Site: **42 Boundstone Lane Lancing West Sussex BN15 9QW**

Proposal: **Single-storey rear extension and attached double-length garage on south side of bungalow**

The Application

The application site is a detached bungalow situated on a large corner plot at the junction of Boundstone Lane and Gordon Road, Lancing. The property features a south side garage, an east side rear conservatory addition, and vehicular accesses from both Boundstone Lane to the west and Gordon Road to the north.
The proposal is to demolish the single garage on the south side and replace it with a wider double length garage that will run the length of the bungalow. Additionally, the existing rear lounge conservatory is to be removed and a more permanent brick extension added to the rear of the kitchen instead. This extension will be 4.8m x 3m x 2.6m with a flat roof and will sit on the northern east side of the property. The existing bathroom window will be moved from the east elevation to the north elevation to incorporate this extension.

Consultations and Representations

Third Parties

Nos.37 and 40 Boundstone Lane raise No Objection to the proposal.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The main planning consideration with this proposal is the impact that these alterations will have on the neighbouring amenity.

South side garage

The existing garage is a small stone brick and corrugated iron construction that sits to the front of the bungalow 0.6 metres from the low boundary wall with No.40. To the rear of this garage is a shed. The new garage will be a wider structure that will sit against the boundary wall and run the length of the bungalow. As such, it will have an arguably greater impact on the two side windows of No.40 than at present. This impact is not deemed to be excessive though due to the low height (2 metres) of the proposed garage and the proximity of the existing shed behind that already restricts some light to these windows. No.40 have stated that they have no objection to the proposals.

Rear extension

The applicant's property is situated on a large corner plot. Consequently the proposed extension to the northern rear elevation will offer no direct detriment to neighbouring properties. No.40 Boundstone Lane is out of site whilst No.1 Gordon Road is located 16 metres to the east separated by 2 metre fencing and border shrubs. The extension's design will be in keeping with the main dwelling with a brick base and pebble dashed walls. It will be of moderate size with a rear/east facing window and door.

The new side window in the main dwelling is not subject to planning control but would not cause any planning concerns in any case as it overlooks only the side garden north.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. CiCi: (standard time limit)
2. C12Ei: (external materials to match existing)
3. C18Eiv: '...in the south side wall~~s~~ of the garage...' (no windows to be formed in the side wall~~s~~ of the garage extension without planning permission).

Case Officer:.....

Date: 3/5/07.

3/5.