Expiry Date - 08/10/2010

Development Control – Delegated Officer Report

Application Number: ADC/0302/10 **Recommendation – Permit Application**

Site: **1 Queens Road Lancing West Sussex BN15 8ED**

Proposal: **Pitched roof over front porch (replacing existing flat roof)**

The Application

The application property is a detached dwelling on the corner of Queens Road and Kings Road. It has a distinctive design with a large sloping roof. It has a flat-roofed porch in the south west corner. The application proposes to construct a mono-pitched roof over the porch, measuring 0.8m above the present 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

Policies

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 pitched roof is a minor addition which will not harm the character or appearance of the dwelling. The pitched roof will be more in keeping with the main roof of the building.

Residential amenity

The proposal will have no impact on residential amenity.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plans date stamped received 13 August 2010
   1:1250 Scale Site Location Plan, 1:100 Scale Proposed South and West Elevations, 1:10 Scale Proposed Section,
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 13 September 2010