Development Control – Delegated Officer Report

Application Number: ADC/0380/09 **Recommendation – Permit Application**

Site: **18 Hayley Road Lancing West Sussex BN15 9EL**

Proposal: **Rear addition (retrospective)**

The Application

The site is located within the built up area of Lancing, a mid terrace, two storey dwelling within a residential area. The property is set back from the highway with landscaping to the front and a garage block is sited to the rear.

Retrospective permission is sought for a single storey rear extension 4.2 metres wide, 3.3 metres deep with a sloping roof to a maximum height of 2.5 metres. As existing at the property there is also a single storey flat roof addition to the rear and the adjacent dwellings in the terrace have matching additions.

Third Parties: - No letters of representations have been received.

Lancing Parish Council: - No objection

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): 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.

Residential Amenity

The main property to be affected in no. 20 Hayley Road the attached terraced property to the north. There is an existing 2 metre wall along the boundary which will screen the majority of the extension. The extension will be a maximum of 0.5 metres above the wall reducing to 0.4 metres. Although there

is an existing flat roof rear extension at no. 20 which will result in there being a window in a recess, it is considered that due to the limited height of the extension above the boundary wall that this will not have a significant impact. The extension that is the subject of this application is lower than the existing flat roof additions.

Visual Amenity

The extension is to the rear of the property and is modest in scale and height therefore will not have any adverse impact on the visual amenity of the locality.

Recommendation

APPROVE for reason that :- 1PPi

Case Offic[redacted].....Date.....4/3/10

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