Expiry Date - 08/12/2010

Development Control – Delegated Officer Report

Application Number: ADC/0390/10 **Recommendation – Permit Application**

Site: **37 Lisher Road Lancing West Sussex BN15 9EY**

Proposal: **Single-storey side extension**

The Application

The application site consists of a two storey end of terrace house adjacent to Lisher Road on the north side and at juxta position with Lewin Close. The house is constructed from brick and has tile hanging at first floor level. To the side is an existing timber lean-to with a 2m brick built boundary wall. The site is adjoined by rows of locked up garages to the rear.

The proposal is to remove the timber lean to extension and replace it with a brick built extension to enlarge the downstairs wc to create a shower/wc. The extension will measure approximately 1.7m wide x 2.7m deep x 2.7m high with a flat roof.

Consultations and Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

The relevant planning considerations in this case are the impact of the extension on the character of the house, on the street scene and on residential amenity.

Design and Appearance
The proposed side extension is very small and despite having a flat roof and being right against the side boundary, it will have very little impact because of its small scale. The new extension will be an improvement over the existing timber lean to, though it would protrude about 0.7m above the boundary wall. The house is well set back from the road and the extension will not be prominent. The proposal will have no significant impact on the character or appearance of the house or the street scene.

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Residential Amenity
The proposed extension will have no impact on residential amenity. It has only a window that looks directly unto the rear garden of the house. The closest house to the side is about 20m away and the house opposite is some 27m away. The proposal will therefore have no adverse impact on residential amenity.

It is considered that the proposal accords with the relevant criteria of Policy AH7 of the Adur Local Plan and should be approved.

Recommendation

APPROVE for reason that:- 1PPi

Conditions

1. C1Ci (time limit)
2. C12Ei (external materials to match)
3. The extension hereby permitted shall be carried out in accordance with the following approved plans: -

Drawing no. 210/406/1 -received 13th Oct 2010
Drawing no. 210/406/2 -received 13th Oct 2010
Drawing no. 210/406/3 – received 13th Oct 2010

Reason: -For avoidance of doubt and in the interests of proper planning.

Case Officer Abi Onabanjo Date