Expiry 30/10/08

P.C 2/10/08

Development Control – Delegated Officer Report

Application Number: ADC/0440/08 **Recommendation – Permit Application**

Site: **32 Grinstead Lane Lancing West Sussex BN15 9DY**

Proposal: **Loft conversion within proposed roof extension at rear (with rooflights)**

The Application

The site is located within the built up area of Lancing, a detached chalet bungalow within a street of properties of various type and design. The bungalow has front and rear flat roof dormers. There is vehicular access to the front from Grinstead Lane with off street parking.

Permission is sought to remove the existing rear dormer and extend the rear of the bungalow by 5.1 metres following the existing roof line, the full width of the bungalow at 9.2 metres wide. The extension will provide a bedroom in the roof space and an extended kitchen and lounge at ground floor level.

A previous application was submitted and withdrawn in July 2008, ADC/0301/08, for a larger roof extension with a rear gable also with a south side flat roof dormer. It was considered by officers that there would be an overbearing impact on the neighbouring bungalow to the north and also over looking to the bungalow to the south.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II Supplementary Planning Guidance including Development control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

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.

Residential Amenity

The main dwellings to be affected are those either side nos. 30 and 34 to the south and north respectively. To the south is a driveway which leads to a plot to the rear of the site which had recently been developed. Beyond this access is the adjacent bungalow no. 30. There are windows on the side elevation of no. 30 which face onto the side of the proposed extension however there is a distance of 8 metres between the properties and therefore it is not considered that there will be any significant impact with regards to loss of light or overbearing impact to these windows.

To the north no. 34 is at a distance of 2.5 metres from the proposed extension, which will extend 5 metres to the rear. Due to the height of the extension being in line with the existing ridge height of the bungalow it is accepted that there will be some loss of light to the rear of no. 34 however due to the distance between these properties and the proposed hipped roof design it is not considered that this impact will be such to warrant a refusal in this case.

Visual Amenity

The extension is to the rear of the bungalow and therefore will not be visible within the street scene. It is considered that the design and scale of the extension is in keeping with the character of the existing bungalow and therefore is acceptable in this case.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer.....Date....2/10/08

PB 3/10/08