Expiry Date - 13/07/2010

Development Control – Delegated Officer Report

Application Number: ADC/0159/10 **Recommendation – Permit Application**

Site: **75 West Way Lancing West Sussex BN15 8LY**

Proposal: **Single-storey rear extension**

The Application

The site is located within the built up area of Lancing a semi detached bungalow within a street of both two storey semi detached houses and bungalows. The bungalow has off street parking to the front and a long rear garden which backs onto a block of flats to the rear, Broadway Court.

Permission is sought for a single storey, flat roof rear extension 4.4 metres deep, 6.3 metres wide, with a maximum height of 2.9 metres. There is a single roof light which is slightly higher than the flat roof. The extension will provide a kitchen/diner extension.

Consultations and Representations

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

Lancing Parish Council: - No objections

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'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AG1 of the Local Plan states that development within the built up area of the District will be permitted provided that it does not detract from the existing local urban environment. 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, 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 and accord with the Council's DC standards.

Residential Amenity

The main properties to be affected are those either side of the bungalow, no. 73 to the east and no. 77 attached to the west. No. 77 has an existing single storey sloping roof extension of matching depth with a blank side elevation, therefore there will be no adverse impact on this attached bungalow.

To the east the bungalow is not attached and has a lean to corrugated plastic roof along the side of the dwelling, adjacent to the application site. This encloses the side elevation and therefore the proposed extension will not be visible from the side of this bungalow. It is therefore considered that there will be no adverse impact in this case.

Visual Amenity

The proposed extension is to the rear of the dwelling and is therefore not visible within the street scene. Although the extension is relatively deep it is in line with the attached extension. It is therefore in keeping in character and scale with the existing bungalow and surrounding built environment. The flat roof design reduces the bulk of the extension.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The development hereby permitted shall be carried out in accordance with the following approved plans: -

   Site Block Plan – Drawing no. 1709-2 – received 18th May 2010- Proposed Rear Extension – Drawing no. 1709/02 – received 18th May 2010.

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

Case Officer Hannah Barker Date 14/6/10.

PB 17/6