Expiry Date - 09/07/2010

Development Control – Delegated Officer Report

Application Number: ADC/0131/10 **Recommendation – Permit Application**

Site: **21 First Avenue Lancing West Sussex BN15 9QG**

Proposal: **Hip-roofed first-floor side extension above garage**

The Application

The site is located within Lancing on the eastern side of First Avenue, an end of terrace two storey dwelling house set back from the road with off street parking to the front. There is an existing single storey flat roof garage extension to the side which is built up to the boundary. The street comprises of similar style houses many of which have been extended with some side additions and there are examples of front, porch, canopy extensions within the street scene.

An application was refused in November 2009 (ADC/0405/09) for a flat roofed first floor side extension above garage. The extension had a maximum height of 5.7 metres was 2.9 metres in width and 6.1 metres deep. The extension was to provide a forth bedroom and ensuite at first floor level with garage as existing below. The application was refused for the following reason: -

"The proposed extension is unacceptable in that it does not relate sympathetically in design to the existing building. It would be detrimental to the character and appearance of the building and surrounding built environment and conflicts with the policies of the Adur District Local Plan (AG1, AH7)"

The application was appealed in January 2010 and the appeal was dismissed in March 2010. The inspector stated amongst other things that, "In my view the proposed flat roof would not sit comfortably with the existing hipped roof of the dwelling and would appear awkward and incongruous." "It is contrary to the Council's Development Control Standard No. 3: Extensions and Alterations to Dwellings which indicates that the roof of a side extension needs to be in keeping with the existing dwelling which, in most cases, will mean a pitched roof. "

The current application seeks permission for a first floor extension above the existing flat roof garage. The extension is of hipped roof design with a maximum height of 7.3 metres, 2.9 metres wide and 6.1 metres in depth. As with the previous application the garage at ground floor will remain with a forth bedroom and ensuite at first floor.

Consultations and Representations

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

Lancing Parish Council: - No objections

Relevant Planning Policies and Guidance

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 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 sympathetic design and materials to the original dwelling and the area in general, and the proportion of garden area taken by the proposal would not be excessive having regard to the character of the area. The Council's Development Control Standard No. 3 entitled 'Extensions and alterations to Dwellings' states that on a dwelling with a pitched roof, extensions should also have a pitched (or lean-to) roof if they are visible from the street, from a public place, or are two storey extensions.

Residential Amenity

As with the previous application the main dwelling affected by the proposed extension is no. 19 First Avenue to the south of the site. There is a matching flat roof garage extension at no. 19 which abuts the boundary and the existing garage extension at the application site. There is a landing window on the side elevation of no. 19 which faces towards the application site. In the assessment of the previously refused application the report stated that there would be a loss of light to this window as the extension would be at a distance of 4 metres. However as this is a landing window not serving a habitable room it was not considered that this impact would be such to warrant a refusal. This current scheme which has a hipped roof is higher than the previously refused scheme. However it is not considered that there would be any increased loss of light to this window which would warrant a refusal.

Visual Amenity

The proposed extension will be clearly visible within the street scene. The hipped roof design is in keeping in style and design with the existing dwelling and therefore complies with the Council's Development Control Standard no.

3 'Extensions and Alterations to Dwellings.' The extension is sympathetic to the character of the existing building and street scene.

Recommendation

APPROVE for reason that :- 1PPi

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

   Drawing ref: mm/02/First21- received 14th May 2010

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

Case Officer Hannah Barker Date 10/6/10