Development Control – Delegated Officer Report

Application Number: ADC/0040/10 **Recommendation – Permit Application**

Site: **3 Fairlands Elm Grove Lancing West Sussex**

Proposal: **2-storey side and single-storey rear extension**

The Application

The site is located within the built up area of Lancing. A two storey property within a row of similar style dwellings. No. 3 is attached to no. 2 Fairlawns to the east and to the west is a single, pitched roof garage attached to the side of the dwelling also adjoining no. 4. There is off street parking to the front of the site. Permission is sought for a single storey extension the width of the house, 3.6 metres deep with a sloping pitched roof to a maximum height of 3.1 metres reducing to 2.4 metres. Also proposed is a two storey extension to the west of the single storey extension sited to the rear of the garage. This extension is 1.7 metres wide and 3.3 metres in depth with a half hipped roof to a maximum height of 5.8 metres. The extensions will accommodate a lounge and study at ground floor and a enlarged third bedroom at first floor.

Consultations and Representations

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

Lancing Parish Council: **-** This was considered to be overdevelopment and committee were concerned of the impact this would have on the neighbouring properties.

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 properties to be affected are no. 2 Fairlands to the east and no. 4 to the west. The single storey extension is to be built up to the boundary with no. 2 and will extend 3.6 metres in depth, there is a 1.8 metre boundary fence. It is not considered that the extension will result in any loss of light or overbearing impact on the residential amenities of the occupiers of this adjacent dwelling. The two storey extension is 4.6 metres from the boundary with no. 2 so this is not considered to have any impact.

The two storey extension is set in from the boundary with no. 4 by 1 metre. Due to the extension being attached to the recessed garage it extends 1.3 metres further to the south of the rear elevation of no. 4. It is considered that due to the limited depth and distance from the boundary that this relationship is acceptable and there will be no significant loss of light or overbearing impact in this case.

Visual Amenity

The single storey extension is not visible within the street scene. It is to be constructed of brick and tile to match existing and is shown with two velux windows in the roof slope. The extension is in keeping in design and scale with the existing dwelling.

The two storey section is a rather unusual feature being narrow and tall to the side of the main dwelling. However as the majority of it is screened from the highway, other than the roof which matches the main roof slope and is subservient, and it is set back within the recess behind the garage it is on balance considered to be acceptable in this case. It will also be constructed in materials to match.

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: -

   Location Plan/Block Plan/ Proposed Elevations and Floor Plans – Date stamped received: - 11th Febraury 2010
4. The window in the western elevation of the extension shall be fitted with a high level window only details of which shall be submitted to and approved in writing by the LPA prior to its installation.
   Reason: To prevent overlooking and to comply with policy AH7 of the ADLP.

Case Officer..... [redacted] .....Date.....1/1/3/10.....

Planning Services Manager... [redacted] .....Date.....16/3/10.....

Chair of Planning Committ [redacted] ...Date.....29/03/10.....