Application Number: ADC/0194/08 Recommendation – APPROVE

Site: 11 Carisbrooke Close, Lancing BN15 0HF

Proposal: Part single/part two-storey rear extension

The Application

The property is a two-storey, semi-detached house, with a front garden and a driveway to the side leading to a garage to the rear. There is an existing lean-to rear conservatory. The cul-de-sac comprises of other semi-detached houses of matching style and appearance.

Permission was previously sought under application reference ADC/0769/07 to add a very large two-storey rear extension to provide a self-contained annex with its own separate front door. The proposed extension had a rear gable which was proposed to extend to a depth of 5.6 metres with a width of 5.5 metres and a ridge height of 6.8 metres, 0.9m lower than the main ridge height (7.7m). The extension was to provide a kitchen and living room with an internal staircase leading to a bedroom with en-suite.
This previous application was refused by reason of the extension being out of scale and appearance with the existing building and having a detrimental impact on the residential amenities of the adjacent properties.

Following this refusal, a further application was submitted ADC/0127/08 but this was also considered unacceptable by officers as it was not in line with the Council's Development Control Standards and would still have impacted excessively on the adjacent property. It was subsequently withdrawn.

The current application seeks to address the previous concerns. The extension is now proposed to be 3.8 metres in depth at ground floor level, in line with the adjacent extension at No.12, with smaller dimensions at firstfloor level. The first-floor part is shown set in from the side boundary with No.12 by 1 metre and projecting out by 2 metres (1.8m less than at groundfloor level). The single-storey part of the extension is shown with a sloping 'lean-to' roof but the first-floor part would have a rear gable (overall height 6.5m).
The extension will provide an annex with separate side entrance door, a living room and kitchen at groundfloor level and a shower room and bedroom at firstfloor level. An internal linking door between the annex and the main house is proposed at groundfloor level but not on the first floor (the door to what was bedroom 3 is shown to be blocked up).

Consultations and Representations

Lancing Parish Council: No comments received.

Third Parties: 3 letters have been received. The residents of No's 10 and 12 Carisbrooke Close (the properties either side) state that they have no objection to the proposal provided that there is good drainage in the 1 metre gap at first floor level and despite concerns about loss of light.

The residents of No.28 Greenoaks, the bungalow to the rear, object on grounds that the applicant's house would be brought closer causing overlooking and leaving them with with little or no privacy; that the extension is large and uneighbourly and out of character; and does not protect or enhance the area and it would adversely affect their visual amenities.
(NB. the residents of No.28 Greenoaks have requested to speak at the committee meeting)

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' including:-
Devt Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect and where possible enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, relates specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling. Supplementary Planning Guidance in DC Standard No. 3 'Extensions and Alterations to Dwellings' states that two-storey rear extensions on semi-detached or terraced houses which are within 1 metre of a common side boundary with an attached house should normally be no deeper than 2 metres, and should not abut the side boundary. At the rear, a minimum distance of 22m between facing principal windows is stated.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Residential Amenity

The main property affected is the attached house to the east, No.12 Carisbrooke Close. There is, as existing, a single-storey kitchen/dining room 'lean-to' extension (4m deep) across the rear of the house which extends to the common side boundary with No.11. The proposed two-storey part of the extension would be 2 metres deep and set in from the side boundary with No.12 by 1 metre. This relationship is considered to be acceptable, taking account of the Council's Development Control Standard No.3 as set out above.

The bungalow directly to the rear of the site (No. 28 Greenoaks) is set at a slightly higher ground level than the applicant's house, the rear garden of which slopes upwards to the rear boundary. The owners of the bungalow have objected mainly on grounds of overlooking as a result of the extension bringing the house closer to the rear boundary. Between the rear ground floor windows of the proposed extension and the rear of the bungalow the distance is 20 metres, the distance in respect of the first-floor windows being 22 metres. There would be no overlooking at ground-floor level due to the boundary screen fence. At first-floor level, the proposed bedroom window would enable potential overlooking of the rear of the bungalow. However, the existing rear first-floor bedroom window the applicant's house already overlooks the rear of the bungalow at a distance of 24 metres. It is not considered that the reduction in distance to 22 metres (which meets the Council's minimum standard) would warrant refusal.

Visual Amenity

The extension is has been designed with a pitched roof and its scale reduced to an acceptable degree. The extension is considered acceptable in its design and scale for this location at the rear of the building. It is noted that there is a similar two-storey extension to the north of the site at 30 Greenoaks which is visible from the site (granted permission under application L/272/79).

Highway Issues

The Highways Authority has no objection to the proposal in this case as the proposed annex will not result in an increase in traffic causing increased access or safety concerns. There is an existing driveway to the side of the house which provides off-street parking for at least two cars.

Principle of Annex

It is not considered that the principle of the use of the proposed extension as an annex is unacceptable and a condition can be imposed to limit its use to ancillary purposes incidental to the main dwellinghouse, preventing it from becoming a separate dwelling at any time in the future. This is to limit the intensification of the use of the site and to safeguard the residential amenities and the character of the locality.

Recommendation

APPROVE for reason that:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7) and the West Sussex Structure Plan (LOC1, DEV1).

Subject to:-

1. C1Ci (Standard time limit)
2. C5E (Accommodation not to be used as a separate dwelling)
3. C12Ei (External materials to match existing)
4. C18Eiv (No firstfloor side windows)

.....