Expires
27.02.09

Development Control – Delegated Officer Report

Application Number: ADC/0001/09 Recommendation - Permit

Site: 34 Orchard Avenue Lancing West Sussex BN15 9EB

Proposal: First-floor side extension

The Application

The application relates to a 1930's end-of-terrace house located on the west side of Orchard Avenue, within the built up area of Lancing. The house is of painted render finish, built on a brick plinth, with a clay tile roof, and matching clay tile ground-floor front canopy. Attached to the south is a single-storey garage which is 5.3m deep (only part the depth of the house), and kitchen extension.

The proposal is to build a first floor side extension above the existing garage, which would be 3.6m wide, by 8.0m in depth (the whole depth of the house). The proposal would tie in at eaves level to the roof with a standard hipped roof design, and cantilever over the stepped side of the garage/kitchen extension.

To the south of the site is a track which allows vehicular access to the rear of the houses to the north and south. To the south of the access is No.32, the northern most house in the adjacent terrace of houses. Attached to its north side, 0.5m – 1.5m from the side boundary, is a part single-storey, part two-storey flat roof extension.

The character of the street is made up of mainly 1930's terraced houses in terraced rows of six houses. Generally each end-of-terrace house is sited in a larger plot with a side garden or attached garage.

Consultations and Representations

Lancing Parish Council: No objections.

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, CH4, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7 and Appendix II 'Supplementary Planning Guidance'

comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

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, relating 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 guidance in DC Standard No.3 'Extensions & Alterations to Dwellings' states that two-storey side extensions should retain, in most circumstances, at least a 1m gap between the boundary to prevent a terracing effect and loss of outlook to adjacent properties. Side extensions being clearly visible from the road should be designed to closely match the existing dwelling, which should be set back slightly from the main front wall of the dwelling to create a visual break and ensure the extension is subordinate to the main dwelling. It goes on to state that principal windows on the rear elevation of rear extensions should be 22m from principal windows of dwellings at the rear to prevent overlooking and loss of privacy.

Visual amenity
The proposed extension would be located directly above the existing attached garage which has a front wall in line with the front elevation of the existing house. Usually side extensions should be set back slightly to prevent problems in matching materials and to give a more subordinate appearance to the new extension. In this case the design shows the extension of a tiled first floor canopy roof across the front of the garage between the garage door and the proposed first floor window. The painted rendered finish would be easily matched to that of the existing house, and as with other houses within nearby terraces it is common for the roof tiles to be mismatched across adjacent houses. It is therefore considered that the continuation of the building line into the proposed extension would not lead to the erosion of character within the vicinity, which is generally made up of terraced houses.

As described No.32, directly to the south has a part-two-storey extension up to 0.5m from the boundary. Where usually the extension of No.34 onto the boundary at two-storey level may result in a cramped appearance the two dwellings benefit from having an access path between the sites. This access way will help preserve the character of the area by retaining separation of 4m between the houses.

The application has been amended to show windows in the front and rear elevation of the extension which are more in keeping with the size of those in the existing dwelling. In addition a supporting wall at ground floor level has been added under the previously cantilevered SE corner of the building. Both

amendments improve the way in which the extension would visually integrate with the existing house and the other dwellings within the vicinity.

Residential amenity
The proposed extension would not have an effect on the house directly to the south (No.32) in terms of loss of light or outlook, as it has no windows in its southern elevation and faces blank walls of the neighbouring house. To the East the adjacent dwellings are 55m away, and their privacy would not be affected through overlooking by the proposals.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci.
2. C12Eii.
3. C18Eiv – south.
4. C14Ai – 26.01.09 (AH7 of the ADLP and DEV1 of the WSSP)

Case Officer: [signature]
Date: 26.01.09.

PB 26/1/09