Expires 25.9.07

# Development Control – Delegated Officer Report

**Application Number: ADC/0460/07** **Recommendation – Permit Application**

**Site:** **26 Boundstone Lane Lancing West Sussex BN15 9QW**

**Proposal:** **Single-storey rear bedroom extension**

## The Application

The application site contains a semi-detached bungalow located on the eastern side of Boundstone Lane. An application for a rear bathroom and bedroom extension was refused by Council in February 1974 (L/18/74). A similar extension has subsequently been carried out under Permitted Development Rights.

The applicant now proposes extension of the living area to create a small sun room in the recess between the existing rear extension and the boundary between No. 26 and No. 28 Boundstone Lane.

The relevant section of Boundstone Lane is characterised by semi-detached bungalow development similar in nature to the subject building.

## Consultations and Representations

Council has received two letters from adjoining landowners (including the owner directly adjacent to the extension) advising that they have no objection to the proposal.

## Relevant Planning Policies and Guidance

| | | |
|---|---|---|
| West Sussex Structure Plan: | LOC 1 | (Locational Strategy) |
| | DEV 1 | (High Quality Development) |
| Adur District Local Plan: | AG 1 | (General) |
| | AH 7 | (Extensions & Alterations for Householders) |
| Development Standard No.3: | Extensions & Alterations to Dwellings | |

## Planning Assessment

*The Appearance*
The rear location of the addition ensures that it will be unnoticeable by anyone other than the occupants of adjoining No.28 Boundstone Lane. The use of half open brick and half render walls will ensure that the extension ties in with the external materials of the existing building.

*Effects on Neighbours*
Development Control Standard No.3 (DCS 3 - Extensions & Alterations to Dwellings) recommends that where dwellings have been built with projecting sections, approval should not be granted to build an extension infilling the space between the projection and boundary with an attached dwelling, unless both property owners cooperate to build a combined extension. A combined extension is not proposed in this instance.

In this instance there are reasonable grounds for a variation to DCS 3 given:

- The small size of the extension (3.4m width x 2.25m depth = 7.65m$^2$ floor area);
- The depth of the extension matches that of the conservatory on adjoining No. 28;
- The single storey height and flat roof of the proposed structure will minimise the loss of light into adjoining No. 28;
- The width of the recess within No. 28 remains relatively wide thereby ensuring good sunlight penetration into the rear conservatory of No. 28 is maintained, despite the proposed extension; &
- The owner of No. 28 is aware of the potential impacts associated with the extension and has written in to Council supporting the proposal.

**Recommendation:**

APPROVE for reason that :- 1PPi

1. C1Ci (standard time limit)
2. C12Ei (match external materials)

Case Officer: D. Reynolds

Date: 30/8/07 CJ 4.9.07