Expiry 18/01/07

Development Control – Delegated Officer Report

Application Number: ADC/0451/06 Recommendation - Permit

Site: 22 Lancing Close Lancing West Sussex BN15 9NJ

Proposal: Single-storey side extension and rear conservatory

The Application

The application site is located at the south-western end of Lancing Close. It is a large approximately triangular shaped section containing a semi-detached two storey dwelling and large garden area. The rear of the dwelling appears to have been extended in the past with a partial single storey, partial two storey flat roofed extension. The property is enclosed to the east and south by 1.8 metre high wooden fencing and to the west by a 1 metre high fence and assorted shrubbery.

The applicants propose to extend the existing building with side and rear single storey extensions. The side extension is proposed to have a floor area of 26.9m² and a height of 3.3 metres and will be used as a kitchen, bathroom and storeroom. The rear extension will be a lean-to conservatory extending across the full width of the dwelling, with a depth of 2.5 metres and a height of 3 metres.

The site was subject to a recent planning application which was refused by the Council (ADC/0295/06). That application consisted of a deeper rear extension, first floor extension and side extension and was refused on the grounds that the proposed extensions and alterations would be out of keeping in scale and appearance with the existing building and would detract to an unacceptable extent from the visual amenities and residential environment of the locality. In addition, the proposed rear conservatory, by reason of its excessive depth, was considered to be detrimental to the residential amenities of the attached house.

The street scene consists of lines of terraced dwellings along the straight stretches of Lancing Close with two pairs of semi detached dwellings at each corner. Rear and side extensions have been made to several of the dwellings in the area. The attached dwelling (21 Lancing Close) has a small rear extension adjacent to the boundary.

Consultations and Representations

Consultees
The Lancing Parish Council has no objection to the proposal.

Third Parties
There were no third party representations in relation to the proposal.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The Appearance
Due to the location and shape of the site and the orientation of the existing dwelling, visibility of the side extension from the street is severely limited. The rear extension is not visible from the street at all. It is therefore considered that the extensions will not have a detrimental effect on the appearance of the streetscape.

The side extension is setback from the front wall of the building and its proportions, windows and roof line match the existing building. The rear extension is a lean-to design. Both extensions are proposed to be clad to match the existing. It is considered that the appearance of both extensions is consistent with the existing building and therefore will not have a detrimental effect on the visual amenity of the area.

Effects on Neighbours
The existing rear extension on the application site is already approximately 1 metre longer than the existing extension on the attached property 21 Lancing Close. The original application submitted proposed to add a further 3.9 metres at the rear, creating an overlap on the neighbouring property of 4.9 metres. This application was refused as the depth was considered excessive and would result in an unacceptable loss of daylight and an overbearing effect on the neighbouring property. The current application plan has reduced the depth of the extension to 2.5 metres which, when combined with the existing extension, would create an overlap of 3.5 metres. As this depth is now consistent with that advocated by the Development Control Standard and it is a single storey extension, it is considered that this will not result in a significant effect on the amenity of the attached site.

There are no windows proposed in the eastern elevation of the rear extension which would cause any overlooking of the neighbouring site.

The side extension is proposed to be located a minimum of 1.5 metres from the boundary with the neighbouring property to the west, 23 Lancing Close. The dwelling on this site is set forward of and angled away from the proposed extension. In this location, and as it is a single storey extension, it is considered that the building will not result in an overbearing effect on this property.

The neighbouring property only has one window facing towards the extension which is a first floor window in the southern elevation. The extension

contains a window in the front elevation facing directly towards the neighbouring dwelling but it is a small bathroom window and will not result in any overlooking issues. The kitchen windows in the side elevation are directed away from the dwelling and would look towards the applicant's own side garden and the rear of the neighbouring garden. It is not considered that this will result in a significant loss of privacy.

Effects on the Site
The application site has a large rear and side garden area and this will not be significantly reduced by the extensions. The extensions also have no effects on the existing parking provision to the site.

Recommendation

APPROVE for reason that: 1PPi

Conditions

1. C1Ci
2. C12Ei
3. C18Ci (amended) ... north side elevation of the side extension ...
4. C18Eiv (amended) ... east side wall of the rear extension ...

Case Officer:[redacted].....

Date:.....10/01/07.....

[redacted] 12/1