Expires 21/7

Development Control – Delegated Officer Report

Application Number: ADC/0191/09 **Recommendation – Permit Application**

Site: **27 Western Road Lancing West Sussex BN15 8RX**

Proposal: **Single-storey side/rear extension (with conservatory) to form annex (garage/workshop to be demolished)**

The Application

The application relates to a detached hipped roofed bungalow located on the east side of Western Road, opposite Brooklands Park. It is proposed to demolish an existing flat roofed garage and workshop which is attached to the southern side of the dwelling and to construct a flat roofed extension with pitched roof at the front.

The extension will contain a bedroom, bathroom, kitchen, living room and conservatory and will form an annex for an elderly relative. It will measure 15.3m long, running along the southern boundary with 26 Western Road, and will be 3m wide at the front, being constructed up to the boundary. The pitched roof will cover the front 3m of the extension and will be 3.7m high, with the remainder of the extension 2.7m high. It is to be rendered to match the existing dwelling.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objections

Third Parties

No representations received

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.

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.

Visual amenity and character

The extension, when viewed from the front, appears as a modest and subsidiary addition which will not harm the character or appearance of the bungalow. It will be replacing an existing 8m long garage/workshop and will not have a significant visual impact upon the street scene.

The proposed annex will be linked to the existing bungalow via an internal door to maintain the ancillary nature of the proposal.

Residential amenity

At the rear, it will project 6.3m beyond the rear wall of the existing bungalow which is far in excess of the usual 3.5m as set out in the Council's guidance. However, that guidance usually relates to semi-detached dwellings. This proposal is on a detached property which is separated from its neighbour by the neighbour's driveway and pitched roof garage which will screen the rear projection from view. At the rear, the extension is screened from the industrial estate by a terraced garden which rises steeply. Consequently, there will be no adverse impact upon the amenities of adjoining occupiers.

Recommendation

APPROVE for the reason:-

1PPi

Subject to:-

1. C1Ci
2. C5E
3. C12Eii
4. C18Eiv south (side)

Case Officer. [redacted] Date 29/6/09