Expiry 30/01/07

Development Control – Delegated Officer Report

Application Number: ADC/0471/06 **Recommendation - Permit**

Site: **5 Bridge Close Lancing West Sussex BN15 8BS**

Proposal: **Single-storey rear extension**

The Application

The application site is located on the south side of Bridge Close. The site contains a detached dwelling, single garage and large rear garden area. There is a small conservatory extension at the rear of the dwelling. The property is separated from all neighbouring properties by solid wooden or brick fencing of a height of 2-3 metres.

The applicant has recently exercised permitted development rights in converting roof space and adding a rear dormer window across the rear of the property. This project has already been completed.

The applicant now proposes to remove the existing rear extension and replace it with a larger extension to be used as an enlarged living and dining area. The extension will stretch across the full width of the building and have a depth of 4 metres and a height of 2.8 metres.

The area is of low density and characterised by single storey dwellings on reasonably large sites. The neighbouring property 7 Bridge Close has a rear extension and records indicate that there are also rear extensions at Nos. 2, 4 and 6 opposite the site.

Consultations and Representations

Consultees

The Lancing Parish Council has indicated they have no objection to the proposal.

Third Parties

Two representations have been received from third parties objecting to the proposal. These were received from the two properties to the rear of the site 124 and 124A Kings Road and expressed concern at the dormer window already constructed at the site. Neither of the representations made any comment in relation to the rear extension which is the subject of this application.

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 extension is considered to be in keeping with the existing dwelling due to its scale, design and proposed matching materials. The extension is located to the rear of the dwelling where it will not be visible at all from the street and will have no effects on the character of the street scene.

The neighbouring owners have noted a loss of privacy as the main reason for their objections. However, as noted above, it appears that these objections are based on the dormer window overlooking their properties and not the rear extension. Due to the length of the garden and the location of the dwellings on the rear sites, the separation between windows will be at least 28 metres and therefore easily meets the standard for maintaining the privacy of adjoining sites. In addition it is noted that the rear windows on the extension are screened from the view of the rear properties by a fence with a height of around 2.5 metres.

There are no windows proposed in the side elevations of the extension which would affect the privacy of either property to the side.

The effects on the outlook or access to daylight of neighbouring properties are considered to be minimal as this is a detached dwelling on a spacious site. The separation between the dwellings is reasonable and the extension is single storey, only just exceeding the existing fence height.

The existing site has a long rear garden and the proposed extension does not reduce this to an unacceptable degree.

Recommendation

APPROVE for reason that: 1PPi

Conditions

1. C1Ci
2. C12Ei
3. C18Eiv ... side walls ...

Case Officer: .....

Date: 17/01/07

17/1