expiry 07/06

Development Control – Delegated Officer Report

Application Number: ADC/0218/07 **Recommendation - Refuse**

Site: **44 Hamilton Road Lancing West Sussex BN15 9NR**

Proposal: **Single-storey rear extensions (including to rear of garage)**

The Application

The application property is the northern half of a pair of semi-detached bungalows on the west side of Hamilton Road.

The property is of a hipped roof design with an attached flat roof garage on the north side, a conservatory adjoined to the rear of the garage again on the north side and a rear single-storey, flat roof kitchen extension.

The proposal is for the demolition of the existing conservatory, and the erection of a flat roof single-storey extended side and rear extension which would abut the existing rear extension. It would be 6.5m in length, 3.35m in width 3.0m in height. The proposal includes an infill rear extension which would abut the southern boundary with No.42 and the existing rear extension. It would be4.4m wide by, 2.5m long and 3.0m in height.

Consultations and Representations

Consultations/Comments

Lancing Parish Council have made no comment on the application.

Third Parties

There have been two letters of representation from neighbours.

The property to the north (No.46) has no objection.

The owners of the property to the east, No21 Upper Boundstone Lane, object to the proposed extension of the rear bedroom and ensuite, on the grounds that it will result in loss of privacy and light. They have concerns that the rear extension would be too overlooking and would be too close to the boundary of their property. They have no objection to the side extension.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7.
Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The main concerns are the effect that the proposal will have on the visual amenity of the locality and whether the additional windows will have an adverse effect on the privacy of adjoining properties.

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 side extensions being clearly visible from the road should be designed to closely match the existing dwelling, in particular they should have a roof in keeping with the existing dwelling. Principal windows on the side elevations should be 6.1m from any solid obstructions or boundary.

The proposed side / rear extension and infill rear extension are proposed to be 3.0m in height, the same as that of the existing rear extension. This would result in the proposals being above the existing flat roof garage at the front of the property. The property front boundary is low and enough gap exists between the applicants property and the property to the north (No.46) for the proposals to be clearly visible from the street, and it is felt that the design would have an adverse effect on the visual amenity of the locality due to the expanse of flat roof on view from the street, and the distinct height difference.

The proposed side extension would re-use the existing patio doors from the conservatory in the same place, which would not increase the amount of overlooking by an appreciable amount. The proposed north side window in the rear of the side extension would have clear view towards the conservatory of the adjacent property (No.46) albeit over the 1.6m high boundary fence.

The proposed infill extension would not meet the minimum standards as set out in the above Dev. Control Standard with regards to distances between principal windows, however a 1.8m high panelled fence bounds the property and a shed exists in the neighbouring garden adjacent to where the proposal would be, which would prevent there being an unacceptable loss of privacy from the rear dining room of the property to the west. (No.21 Upper Boundstone Lane).

In conclusion the scale and mass of the resultant flat-roof extension would have an unacceptably harmful effect on the visual amenity of the locality.

Recommendation

REFUSE for reason that :- B5BR

The proposed extension, by reason of its large size and unsympathetic design, 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 and thereby conflict with the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7).

Case Officer: [illegible]
Date: 01.06.07

CJ 4.6.07