Expires 3/5

Development Control – Delegated Officer Report

Application Number: ADC/0071/10 **Recommendation – Permit Application**

Site: **10 Abbots Way Lancing West Sussex BN15 9DH**

Proposal: **Single-storey side extension (including garage and conservatory) projecting at front and rear**

The Application

The application property is a semi detached bungalow on the north side of Abbots Way with a small conservatory on its east side. It is proposed to demolish the conservatory and to construct a side extension comprising a larger conservatory and dining area with a garage at the front. The garage will project forward of the front wall of the existing dwelling by 2.8m and the conservatory will project beyond the rear wall by 2.6m. The garage will be flat roofed and was originally shown with a parapet 0.6m high.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objection

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): 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

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. The proportion of the garden area taken up by a proposal should not be excessive.

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 is largely along the side of the dwelling and has little impact on the surrounding area. The main concern has been with the forward projection of the garage and its parapet and the resulting prominence of the building in the street.

The existing dwelling and its neighbour has a parapet over the living room bay window and the design of the garage was intended to match this feature. However, the 2.8m forward projection and the height of the parapet was considered to result in a visually prominent building and the applicant was asked to remove the parapet and set the garage back. The applicant responded that the garage could not be set back without compromising its usability and asked whether, as none of his neighbours had objected and the garage was not that different from other similar developments locally, could the Council reconsider its advice.

Amended plans have since been received which have removed the parapet but maintained the garage in its original position. The dwelling is sited forward of its neighbour to the east (No.12) and is screened from that dwelling by a hedge on the boundary. The garage at No.12 is sited forward of its front wall. The application dwelling is also located just before a bend in the road which will further help to reduce the prominence of the garage from views to the east. It is considered that, on balance, the garage will not have a harmful visual impact.

Residential amenity

The extension, including the garage, will not adversely impact on the residential amenities of the occupiers of No.12. The hedge at the front of the dwelling will screen the garage from view while the impact of the side

extension is reduced as the boundary is angled away from No.10 providing increased space between the neighbouring dwellings. There is also a close board fence running between the dwellings. However, in order to prevent potential loss of privacy from the large glazed side windows, a condition is recommended requiring the side windows to be obscure glazed.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18Ci (amended) windows; east side elevation of the conservatory
4. C11D (amended) The existing hedge adjacent to the driveway on the boundary with 12 Abbots Way shall be retained and protected.....
5. The development hereby permitted shall be carried out in accordance with the following approved plan, date stamped received 28 April 2010: Drawing No. 10304-01 Rev. B
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer. [redacted] Date 28/4/10