Expiry 2/10/07

~~P.E 6/9/07~~

Development Control – Delegated Officer Report

Application Number: ADC/0479/07 **Recommendation – Permit Application**

Site: **39 Culver Road Lancing West Sussex BN15 9AX**

Proposal: **Single-storey kitchen extension to rear and conversion of existing garage to breakfast room**

The Application

The site is located within the built up area of Lancing at the end of a cul de sac with semi detached and detached bungalows to the south side of the road and Lancing football club to the north. Access to the football club car park is via Culver Road to the north east of the site.

The application site is a detached bungalow with rooms in the roof accommodated by a rear flat roof dormer and front velux windows. There is also a rear, flat roof conservatory. The property has an existing flat roof single garage to the rear which is accessed via a driveway to the northern side of the building. There is a garden area to the front of the property. Directly to the north of the boundary of the site on the other side of a 1.8 metre close boarded fence is a public footpath which provides a pedestrian route from Culver Road to Annweir Avenue to the west.

Permission is sought to convert the existing single garage to a breakfast room and add a single storey kitchen extension to the rear which will link the garage to the main house. The proposed rear extension is the same depth as the existing conservatory at 3.7 metres and the same height with a flat roof at 2.3 metres. The width of the extension is 3.4 metres, flush with the northern elevation of the existing building. It is proposed that the garage door will be replaced by a window to serve the breakfast room.

Consultations and Representations

Third Parties: - No third party representations have been received.

Lancing Parish Council: - No objection

Relevant Planning Policies and Guidance

Adopted West Sussex Structure plan 2001-16 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' including: - Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

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 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.

Visual Amenity

The proposed rear extension will not be visible from the front of the property as it is screened by the existing garage and main building. The only visual change to the front of the building will be the replacement of the existing front garage door with a window to serve the breakfast room. It is not considered that this change will have any adverse impact on the visual amenity of the locality or street scene. The fence to the north of the site will screen the site from the footpath to the north.

Residential Amenity

There will be no significant impact on the residential amenities of the occupiers of the adjacent properties in this case. The neighbouring property to the south east, no. 37 Culver Road is located to the opposite side of the application site to the proposed extension and existing garage. There is a minimum distance of 14 metres between the side elevation of the adjacent dwelling and the proposed extension. The proposal is screened by the existing rear conservatory extension.

To the rear of the site are properties in Penstone Close the minimum distance between the nearest property to the west and the proposed extension is 19 metres due to the relatively deep rear garden of the application site. Therefore there will be no adverse impact in this case.

Highway and Parking

The existing single garage will be replaced as part of this proposal to form habitable accommodation. As existing there is a long driveway which provides access to this garage and there is off street parking for three vehicles. Therefore the loss of the garage will not result in any increased pressure for street parking on the highway network.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci (Standard time limit)
2. C12Eii (External walls and roof of extension to match existing)

Case Officer.....Date...11/9/07.....

11/9