expires 5/3

Development Control – Delegated Officer Report

Application Number: ADC/0013/09 **Recommendation - Application Permitted**

Site: **27 Culver Road Lancing West Sussex BN15 9AX**

Proposal: **Single-storey pitch-roofed side extension (garage demolished)**

The Application

The application property is a semi detached bungalow located on the south side of Culver Road. It has a detached garage in the rear garden served by a narrow access at the side of the dwelling. The bungalow has rooms in the roof with dormers to the front and rear and a conservatory on the rear.

It is proposed to construct a single storey extension to the side of the bungalow over the existing access to the garage. The garage itself is to be demolished and a new, flat roofed garage is to be constructed further back into the garden as 'permitted development'.

The extension will have an asymmetric dual pitched roof containing two rooflights and a solar panel. It will be 4.5m high to the ridge and 2.5m to the eaves and the extension will run along the full depth of the bungalow, coming to within 0.2m of the boundary with No.25.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objections

Third Parties

1 letter received from the occupier of 25 Culver Road raising the following concerns:

- overlooking and loss of privacy to kitchen and bathroom
- loss of light to kitchen and bathroom
- could create a wind tunnel

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1

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

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. 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 will be subservient to the main dwelling and will not harm its character or appearance when viewed from the street. It will close the gap to the boundary and will not leave a 1m gap as required by the Council's DC Standard. However, a flat roofed single storey extension could be constructed right up to the boundary as 'permitted development', which would arguably have a less pleasing appearance, and it is not considered therefore that the current proposal will be unduly detrimental.

Residential amenity

No.25 has windows and a door on its western side facing the extension. The dwellings are separated by a 1m high fence and trellis plus some vegetation. There is currently a gap of approximately 5m between the properties which will be reduced to 2.5m after the extension has been constructed. However, it is single storey only with a roof which is lower than the existing building. While there may be some loss of light to the side windows, they are obscure glazed or secondary windows only and should not result in a loss of amenity. The buildings are also staggered, with No.25 set 2m forward of the site which

will further mitigate any impact on that property. The side elevation is to be blank and this can be controlled by condition.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

- C1Ci
- C12Eii
- C18Eii east side

Case Officer..P Barnes Date..5/2/09

Planning Services Manager..[signature] Date...5/2/09

Chair of DC Committee..A.J. Mills Date...9/02/09