# Development Control – Delegated Officer Report

**Application Number: AWDM/0822/12** **Recommendation – Approve**

**Site:** **15 The Broadway Lancing West Sussex BN15 8NN**

**Proposal:** **Rear extension with steps to garden (conservatory removed) and replacement steps to front entrance**

**Date of site visit:** 11 July 2012

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application property comprises a semi-detached house with an attached garage on the north side, located on the west side of The Broadway.

Permission is sought for a single-storey rear extension to replace an existing conservatory. It would be a maximum 5.5m wide and 3.75m deep having a flat roof 3.05m high. The submitted drawings show a raised platform with steps down into the rear garden from the north-west corner of the extension. The south side wall is shown at an acute angle which follows the line of the common boundary.

In addition, permission is sought to replace an existing ramp at the front entrance with a new raised platform and steps. The platform would be 1.2m wide and raised by approximately 0.5m above the ground. The overall length of the steps/ramp into the front garden would be 2.15m.

The proposals are subject to an application to Adur District Council for a Disabled Facilities Grant.

The site is located within Flood Zone 3. The application is accompanied by a FRA (using the EA Standard Form).

**Relevant site history**

**Consultations**

***Adur & Worthing Councils:***

The Council's Engineer comments:-

*The application will increase the roof area of the property and hence the surface water run off, however, the applicant states that surface water will be disposed of into soakaways. Flooding is a major issue in this area with*

*surface water collecting on the highway and flooding footpaths and gardens; this is because the entire estate relies on soakaways to remove all surface water.*

*The property lies within Flood Zone 3 and therefore thought needs to be given to the appropriateness of the development.*

*From our point of view the change to the hard surface area and the method of disposal of the water hardly changes and therefore we have no further comments to raise."*

The Contaminated Land Officer (EHO) recommends a precautionary condition relating to possible contamination.

***Lancing Parish Council:*** No comment

**Representations** None

**Relevant Planning Policies**
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

**Planning Assessment**

***Principle***

The proposal represents up-grading of the existing housing stock within the built-up area and can be supported in principle. The relevant considerations are the effects on the visual and residential amenities of locality, and flood risk.

***Visual amenity***

The size of the proposed extension is in keeping with the scale of the dwelling. Its design and flat-roofed form is utilitarian, but would not be visible in public views from the street.

The raised platform and front entrance steps would not appear as an unduly dominant feature.

***Residential amenity***

The attached dwelling to the south, No.13, has been enlarged by a single-storey extension approximately 2.5m deep, as has the adjoining end of terrace house to the north, No.17.

The depth of the proposed extension would be marginally in excess (by 0.25m) of the Council's Standard for extensions within 1m of a side boundary on a semi-detached house, but would not have an unacceptable impact on

either No.13 or 17 in view of the existing extensions added to those properties.

There are no windows in the south side of the proposed extension. The main outlook would be to the west over the rear garden. A window and door on the north side would overlook the blank flank elevation of No.17 at a distance of approximately 2.5m from the common boundary. Angled views across the neighbour's garden would not result in an unacceptable loss of privacy.

***Other Issues***

The site is located within Flood Zone 3. The application is accompanied by a FRA which follows the Environment Agency's Standing Advice. The floor of the extension would be raised above ground by 495mm to match the internal level of the existing house. Although the information contained within the submitted in the FRA is extremely sparse, the raised floor level is nevertheless considered adequate for the purpose of addressing the flood risk issue.

With regard to the comments of the Council's Engineer, the extension replaces an existing structure, and although the larger roof area will increase the amount of run-off in an area which is susceptible to surface water flooding, it is not considered the extent of the increased run-off area (less than 8 sqm) would represent a significantly increased risk of flooding of the site or surrounding properties.

The site has not been specifically identified as contaminated and an informative is considered adequate for the purposes of informing of the applicant of their responsibilities in the event that contamination is found to be present.

**Recommendation**

**APPROVE** for the reason:-

The proposed development would meet the specific accommodation needs of a disabled person. It would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without significantly increasing the risk of flooding. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

**Subject to Conditions:-**

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in south side wall of the extension etc
4. Permission relates to approved plans:
   Drawing No: 052/12/02 Location and Block Plans Date Received: 18 July 2012
   Drawing No: 052/12.01 Revision B Date Received: 31 July 2012
   Drawing No: 052/12.03 Front Steps and Side Elevation Date Received: 18 July 2012

Informative: precautionary contamination

**Is recommendation contrary to letter(s) of representation? No**

Case Officer: Jo Morin Date: 6 Sept 2012

Authorised by: Peter Barnett Date: 7 September 2012