Expiry 12/02/07

Development Control – Delegated Officer Report

Application Number: ADC/0490/06 **Recommendation - Permit**

Site: **21 Chester Avenue Lancing West Sussex BN15 8PQ**

Proposal: **Single-storey rear extension**

The Application

The application site is located on the western side of Chester Avenue. The site contains the northern part of a pair of semi detached dwellings. The dwelling is two storey, with a recent loft conversion extending the original hipped roof into a part hip gable end and adding two dormer windows to the rear elevation. There is also a small rear outhouse at the rear of the property and a utility shed attached to the northern side of the building.

The applicant proposes to construct a single storey flat roof extension at the rear of the dwelling. The small outhouse at the rear of the kitchen will be removed. The extension will have a depth of 3.5 metres and a height of 3.2 metres and extend across approximately two thirds of the rear elevation. The extension will be used for additional living space.

The neighbourhood is made up of predominantly semi detached single storey dwellings. There are extensions at the rear of several other properties in the street, including Nos. 11, 15 and 25, in close proximity to the application site. Other recent rear extensions constructed in accordance with planning permission are located at No. 24 (ADC/0094/06), No. 34 (L/186/05) and No. 12 (L/26/05).

Consultations and Representations

Consultees

The Lancing Parish Council has indicated that they have no objections to the proposal.

Third Parties

No representations were received from third parties in relation to the proposal.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The appearance of the extension is considered to be in keeping with the existing dwelling due to its scale, design and proposed matching materials. The extension is located at the rear of the dwelling where it will not be visible from the street and will therefore have no effects on the character of the street scene.

There is an existing outhouse extension on the neighbouring attached dwelling abutting the identical outhouse on the application site. This projects out from the rear of the building by 2.1 metres. The outhouse on the application site is proposed to be removed prior to construction of the extension. The new extension will have a standard depth of 3.5 metres which means it will project past the extension on the attached property by 1.4 metres. This is considered acceptable in terms of effects on daylight and outlook to the attached property. The flat roof height of 3.2 metres is higher than the sloping roof lean to and slightly exceeds the ceiling height of the lower storey. However, this height is not considered to create significant adverse shading effects on either neighbouring property as the attached dwelling (No. 19) is located on the southern side and there are several metres of separation between the application site and No. 23.

There are no windows proposed in the southern elevation of the extension. The principal windows will be located in the western elevation, which overlook the applicant's own garden. The closest dwellings to the rear are located 2 metres from the rear windows and screened by fencing, trees and accessory buildings in their own back gardens. As this separation meets the usual standard, it is not considered that this rear extension will result in reduced privacy for these residents.

A window is also proposed in the north side elevation which faces towards 23 Chester Avenue. The windows on the neighbouring dwelling are on the rear elevation and will not be directly looked into by the proposed window but the window could potentially reduce privacy to the garden area adjacent to the dwelling. The extension is set back 7.5 metres from the dwelling on this site and at this stage there is screening by vegetation between the two sites. As the extension will be used as a family room, it is desirable to have extra windows to allow access to additional light. Therefore, it is recommended that the side window be allowed to remain to allow light in but to be obscured to maintain the privacy of the rear garden of No. 23.

The site has a long and relatively wide rear garden. The rear extension will not reduce this garden area to an unacceptable degree.

Recommendation

APPROVE for reason that :- 1PPi

Conditions

1. C1Ci
2. C12Ei
3. C18Ci ... north side ...
4. C18Eii ... north or south side walls..

Case Officer: [signature]

Date: 31/01/07

[signature] 1/2