Application Number: ADC/0242/07 Recommendation – APPROVE

Site: 44 Freshbrook Road, Lancing BN15 8DA

Proposal: Two-storey rear extension (in conjunction with No. 46)

The Application

This mid-terraced house is uninhabited and in the process of being renovated. There is a small front garden and a rear garden 14 metres in depth. At the front is roadside parking in a lay-by. It lies opposite the railway. To the rear (south), are bungalows in Milton Close.

Permission is sought to extend this property jointly with No.46 to the east (for which there is a separate application ADC/0253/07 also on this agenda).

The half of the proposed joint extension relating to No.44 is shown 3.3 metres wide, 3.1 metres in depth with a maximum height of 6.9 metres to the ridge of its gabled roof. The ridge height of the extension would be 0.8 metres lower than the existing main ridge. The extension would cover just over half of the rear elevation of the house; there would be a distance of 2.5 metres between the extension and the side boundary to the west (with No. 42). The property as existing is a three bedroom property; the extension would increase the size of the third bedroom and the kitchen/diner.

Consultations and Representations

Lancing Parish Council: No objection.

Third Parties: A letter from the owner of the adjacent property (No.42) objects on grounds of loss of privacy and loss of light
[NB. a request is made to speak at the committee meeting]

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: -
Developt Control Standard No. 3 'Extension 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 areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, relation

specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling. Supplementary Planning Guidance in DC Standard No. 3 'Extension and Alteration to Dwellings' states that two-storey extensions on semi-detached or terraced properties that are within 1 metre of a side boundary with an attached dwelling should normally be no deeper than 2 metres. A rear extension should also allow the retention of garden area of at least 11 metres in depth. Two-storey extensions should also have a pitched roof to match the existing house.

Residential amenity

The property affected by this proposal is No.42 Freshbrook Road to the west. This house has a lean-to glazed conservatory-style extension approximately 3 metres from the common side boundary on which there is a low wire fence providing no screening. The owner of No.42 objects to the proposed extension on grounds of loss of privacy and loss of light. The proposed extension is 2.5 metres from this boundary with a depth of 3.4 metres. It is not considered that the extension would cause significant loss of light warranting refusal because of its distance from the boundary and limited depth.

With regard to privacy, a ground-floor side kitchen window is proposed which would face towards No.42. Due to the lack of any substantial fencing on the boundary between these properties, this window would directly overlook the rear garden and the side of the lean-to extension at No.42. It is, however, considered that this problem can be overcome by imposing a condition to require this window to be fitted with obscured glazing and to be permanently non-opening. This would avoid any overlooking to the neighbouring property. Light, outlook and ventilation can still be provided to the proposed extension by the French doors proposed at the rear which face the applicant's rear garden.

The side of the nearest bungalow to the rear in Milton Close is 20 metres from the proposed rear extension and there would be no significant adverse impact. The depth of the remaining rear garden would be 11 metres once the extension is built and therefore meets the DC Standard as stated above.

Visual amenity

The proposed extension would be visible from rear gardens and not affect any streetscene. The row of terraced houses when viewed from the rear remain generally unaltered with only some lean-to single-storey rear extensions and one rear dormer. It is not considered that the proposed gabled rear extension to be built in conjunction with No. 46 would be out of keeping with the character or detract from the appearance of the existing terrace. The reduced height, distance for the external boundaries and pitched roof design makes the proposals sympathetic in design and scale, not overdominating the existing buildings, and therefore in accordance with policy AH7 of the Adur District Local Plan and DEV1 of the Structure Plan.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7, AT12) and the adopted West Sussex Structure Plan 2001-16 (LOC1, DEV1, DEV4-5).

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)
3. The extension shall only be constructed in conjunction with the matching two-storey rear extension to No.46 Freshbrook Road as shown on the plans approved under planning permission ADC/0253/07 and it shall not be occupied until this extension to No.46 has been completed externally.
4. C18C3 (West side window to be obscure-glazed and fixed shut)

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