Expires 20/6/07.

Development Control – Delegated Officer Report

Application Number: ADC/0243/07 **Recommendation – Permit Application**

Site: **90 Grinstead Lane Lancing West Sussex BN15 9DZ**

Proposal: **Single-storey north side/rear extension to provide disabled facilities (including bedsitting room) (garage removed)**

The Application

The application site is a detached house located on the west side of Grinstead Lane, Lancing. The property is bounded to the north and south by further detached dwellings and to the rear by a private access way and the rear gardens of Orchard Avenue. The house itself features a distinctive steep pitched roof, a large rear garden and a low garage set back on the north side.
The proposal is to demolish the garage and add a new ground floor addition to provide disabled facilities in the form of a bed/sitting room, shower room and utility room. This structure will be 14.7 metres deep, 3.3 metres wide and 3 metres high with a flat roof. Internal access to the main dwelling will be maintained via a connecting door through the utility room.

Consultations and Representations

Third Parties

No.92 and No.97 Grinstead lane raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7, AH8
West Sussex Structure Plan: DEV1

Planning Assessment

The key factors to consider with this proposal are the impact this extension/annexe will have on the neighbouring dwellings and the character of the applicant's dwelling.

The extension is designed to replicate the frontal appearance of the garage it will replace. To that end it will feature a small pitched parapet roof and will be of similar height with a white rendered finish. Internal access will be maintained via the existing north side kitchen door whilst external access will be attained through front and north side doors into the utility room with a further window on the front elevation. A further window will be located on the northern elevation to provide light to the shower room. Although 2 metre high fencing separates this elevation from the neighbouring dwelling it is recommended that this window be obscured to protect privacy as No.88 features south facing first floor dormer windows directly above.

The plans show that the frontal elevation will be moved forward to sit in line with the front wall of the main dwelling, as opposed to set back as required by the Council's Development Control Standard. It is not considered that this positioning would be detrimental to the character of the house or the streetscape due to its narrow width and appearance similar to the existing garage. Indeed it will appear slightly withdrawn due to the prominence of the eaves line of the main house.
To the north, a gap of 0.85 metres will be maintained to the border with No.88, again less than the distance of 1 metre as recommended by the Standard. This minor difference is not deemed significant as a respectable distance will be maintained between the properties main side elevations, preventing a terracing effect.
To the rear, the extension will protrude 7.5 metres into the rear garden with large sliding doors on the rear and south elevations. A large garden area will remain. The window and sliding door on the south side will be approximately 11 metres from the boundary with the property to the south, well in excess of the 6.1 metres minimum as recommended by the Standard.
The extension will have negligible impact on the amenity of the property to the north due to its low height and the 2 metre high boundary fencing. Likewise there will be no impact on the properties to the south and rear.

The loss of the garage is not considered to be a significant issue as the property will retain a large frontal hardstanding capable of holding up to four vehicles. However, given the size of the plot a condition needs attaching to prevent this extension from being utilised as separate unit of accommodation.

Under policy AH8 of the Local Plan, residential annexes for dependant relatives are permitted if they comply with policy AH7 for householder extensions and are capable of being converted to become part of the main dwelling once occupation by the dependant relative has ceased. There is no evidence or concern that this proposal does not meet these criteria.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C5E: (accommodation not to be used as a separate dwelling unit)
3. C12Ei: (external materials to match existing)
4. C18Ci: '...in the north side window...' (glazing in side elevation to be of obscured glass)

Case Officer:.....

Date: 11/6/07.

12/6/07