expires 3/8

Development Control – Delegated Officer Report

Application Number: ADC/0218/09 **Recommendation – Permit Application**

Site: **10 Seaside Road Lancing West Sussex BN15 8DD**

Proposal: **Single storey rear extension**

The Application

The application relates to a detached bungalow on the west side of Seaside Road in Lancing. It is proposed to demolish an existing conservatory and construct a single storey extension at the rear.

As amended, the proposed extension measures 3.6m deep across the full width of the bungalow with a fully hipped roof rising to the ridge of the existing building. It has been reduced in depth by 1m following the advice of the Planning Officer.

To the south, the bungalow at No. 8 has been previously extended with a conservatory and large rear dormer while to the north No. 12 is another bungalow which has been extended in a similar manner to that proposed at No.10 to a depth of 3.6m.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – (comments on original plans) Support ADC view that the applicant should consider the depth of the extension and keep it in line with next door.

Third Parties

~~No representations received~~ 1 letter received requesting no external work be carried out at weekends

Relevant Planning Policies and Guidance

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'

PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

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 the proposal should not be excessive having regard to the character of the area in general.

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 very similar in size and appearance to the extension at No.12 with a roof that rises to the ridge. It will respect the existing character of the bungalow and will not appear unduly dominant or overbearing.

Residential amenity

The reduced depth of the extension has made the proposal more acceptable in terms of its impact on the neighbouring dwellings and it is not considered to have any adverse impact with regard to light loss or loss of outlook.

A new window is proposed on the north side of the extension which serves a bedroom. Due to the proximity of this window to the side of No.12 it is considered that it would be prudent to add a condition requiring it to be obscure glazed.

Recommendation

APPROVE for the reason:-

1PPi

Subject to:-

1. C1Ci

2. C14Ai 9 July 2009
3. C18Ci north side

Case Officer [redacted]

Date 17/7/09

[redacted]