Development Control – Delegated Officer Report

Application Number: ADC/0241/09 **Recommendation – Permit Application**

Site: **38 Firle Road Lancing West Sussex BN15 0NZ**

Proposal: **Demolition of existing detached garage and proposed single storey garage extension**

The Application

The site is located within the built up area of north Lancing. A semi detached bungalow on raised ground level on the north side of Firle Road. The site levels increase significantly to the rear and there is a steep sloping driveway to the side of the bungalow with off street parking to the front. The driveway leads to an existing pitched roof pre-fabricated garage. This garage abuts a wall which adjoins an existing single storey rear extension of flat roof design.

Permission is sought to demolish the existing garage and build a replacement garage attached to the bungalow also including adding a half hipped roof to the existing flat roof rear extensions. The garage will extend to the side of the bungalow by 4.2 metres and will be 4.9 metres in depth. It will have a maximum height of 3 metres from the existing ground level. The garage will be incorporated into the existing extensions with matching roof height and design.

Consultations and Representations

Third Parties: - One letter has been received from the owner/occupier of no. 36 Firle Road stating that they have no objections provided that the new garage will be no higher than the existing garage. If it is higher there may be an issue with loss of light to our kitchen.

Lancing Parish Council: - No objections

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.

Residential Amenity

The main properties to be affected are those either side of the site no. 36 and no. 40 Firle Road. No. 40 is the attached bungalow to the west. The existing single storey extension is adjacent to the boundary with this neighbouring property and extends by 3.1 metres. The height of this extension will be increased by 0.8 metres with the introduction of the new roof. It is however considered that due to the depth of this extension that this will have no significant impact with regards to loss of light or over bearing impact.

No. 36 to the east is located beyond the driveways to the side. There are windows on the side elevation of the bungalow which face west towards the site. It is however considered that due to the distance between the dwellings which are separated by the driveways and the set back of the garage towards the rear of the bungalow that there will be no adverse impact in this case. The height of the proposed garage will not be any greater than existing.

Visual Amenity

Although the garage is set back from the highway it is on higher ground level and is therefore prominent when viewed from the street. The replacement garage will be of an improved design and appearance with materials to match and a hipped roof. It is considered to be sympathetic to the existing building and street scene.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer..... [redacted] .....Date..24/7/09.

PB 24/7