Development Management - Delegated Officer Report

Application Number: AWDM/1043/21 Recommendation – APPROVE

Site: 8 Carisbrooke Close, Lancing, BN15 0HF

Proposal: Single storey side extension

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the south side of Carisbrook Close, and is a corner site. The property is a two storey semi-detached dwelling. The front and the rear elevations have first floor tile hanging and brick below on the ground floor. The side flank wall is brick faced. There is a detached garage at the rear of the site, accessed off the side section of road of Carisbrook Close.

The area appears to be 'Open Plan'. The dwellings within the Close are of similar designs, and many have undertaken extensions of some form.

Proposal:

The proposal seeks permission for a single storey side extension shown to measure 2.75m wide x 5.25m long x approx. 2.85m high.

The extension will be set back from the front elevation by approx. 3.4m, and it will have a window to the rear elevation and a door plus small window to the front elevation.

Consultations: None

Representations: Lancing Parish Council: No comments

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity

The area is open plan with no fencing etc. forward of the dwelling. The proposed extension will be behind the side boundary of the dwelling and thereby will not be in breach of the open plan of the estate.

The single storey extension will also be set back from the front elevation by approx. 3.4m, and therefore will not be visually dominant from the front of the house. As it is a corner plot, the road continues to the side of the dwelling and thereby, the extension will be viewed from the street along this cul-de-sac end of the Close.

The extension is of modest proportions of some 5.25m in length; 2.75m in width and 2.85m in height, and will be set back from the side boundary by approx. 1m, thereby further diminishing the extension when viewed in the landscape. It is thereby considered that the proposal will not be an overly prominent addition.

Further, because of its position on the side of the host dwelling, it is not considered that there will be any effect on the existing residential amenities of the neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 11.08.2021

Authorised by: Jo Morin Date: 11.08.2021