Development Management - Delegated Officer Report

Application Number: AWDM/1817/20 Recommendation – APPROVE

Site: 68 Ingleside Crescent, Lancing, West Sussex

Proposal: Single storey side extension (Retrospective)

Date of site visit: 2nd March 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached two storey dwelling within a street of similar properties. Consent was granted in March 2020 for a detached garage to be removed and a single storey side extension to be built along the existing driveway. The extension has since been completed however not in accordance with the approved plans. Consent is sought here for retrospective consent for the completed development. The original plans submitted for this retrospective application did not accurately show the completed development in terms of the visual detailing and drainage detail including the fall of the roof as built. There had been concerns expressed by the adjacent occupier with regards to surface water run of and impact upon his property in terms of drainage and potential overhang with regards to the side boundary.

Amended plans have been submitted to show correctly the development as built. Work has also been carried out with Building Control to improve the drainage matters to address the concerns of the neighbour. The boundary has also been checked by the applicant's agent to ensure that there is no encroachment.

The changes include two roof lights to the extension above the garage and shower room (the original plans showed a roof light above the shower room only.) A side window has also been removed. Also the roof drains to the side and not the rear as previously approved so the guttering on the current plans is to the side.

Planning History: AWDM/0241/20 - Single storey side extension to East elevation, existing detached garage removed.

Lancing Parish Council: - No objection

Representations

1 objection received in relation to originally submitted drawings from owner/occupier of no. 70 Ingleside Crescent: -

The building has not been constructed to the design specifications that we, as next door neighbours agreed to at the initial panning stage. The building roof is not as per

the original design specification in that it falls to the side, toward our property as opposed to the rear as on the approved drawings. The consequent requirement for side fixed soffit fascia and guttering has we believe brought the structure across our boundary. Furthermore during recent downpours we have had flooding to our driveway from water and mud running from no. 68 on to ours which didn't previously occur.

No objections received in relation to amended plans.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

In terms of visual amenity the changes including the addition of side guttering and additional roof light do not give rise to any adverse impact in terms of visual amenity. The extension as built is clearly visible in the street scene. The plans do not differ significantly from those originally approved.

Residential amenity

The assessment in the original consent considered that there was no adverse impact upon the residential amenities of the occupiers of the adjacent dwelling no. 70. However the development as built has given rise to some impact in terms of possible encroachment and drainage matters, both of which have been resolved during the determination of this application. The drainage has been improved and no encroachment occurs in terms of the guttering. (Although these are both not planning matters efforts have been made to resolve these).

As previously considered there is therefore no adverse impact in this case.

Recommendation

APPROVE

1. Approved plans
2. No additional windows on the east elevation.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 8th February 2021

Authorised by: Peter Barnett Date: 8 February 2021