Development Management - Delegated Officer Report

Application Number: AWDM/0795/19 Recommendation – APPROVE

Site: 19 Greentrees Crescent Sompting, Lancing

Proposal: Demolition of existing conservatory and garage and construction of single storey rear extension.

Date of site visit: 17th June 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application is a semi detached chalet bungalow within a street of similar properties. There is a detached garage to the side, set back to the rear of the property. There is an existing conservatory to the rear of the bungalow. Consent is sought to remove the garage and the conservatory and to build a single storey flat roof extension 4.5 metres in depth the full width of the bungalow. 3 roof lights are proposed and the space will provide an open plan living space to the rear of the dwelling. The garage is removed to accommodate the development.

Representations

None received

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)

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

The extension is to the rear of the site and is not visible within the street scene. The property has a long rear garden, the extension is subservient to the main dwelling and will not be overly large, materials will match the main dwelling house.

Residential amenity

The main property to be affected is the attached bungalow. There is an existing conservatory adjacent with obscurely glazed openable windows to the side; this neighbouring structure is set in from the boundary. The proposed extension is to be built up to the boundary and will be deeper than the existing conservatory at 4.5 metres and solid in form. Development Management Standards would normally state that the depth of such an extension must be limited to 3.5 metres in depth. The additional 1 metre is acceptable here due to the existing adjacent extension. The proposed extension will extend beyond this but not to an excessive degree, even with the 0.5 metre roof overhang. The side windows at the neighbouring conservatory do not currently receive significant light and the main aspect is to the rear (west) and this will still remain. There will be no significant loss of light or overbearing impact in this case to warrant a refusal. The existing side windows can still be openable as existing. Privacy will be protected as a condition is attached to ensure that no windows are inserted in the side elevations of the extension.

To the north there is spacing between the neighbouring property and the proposed extension. The removal of the garage also removes a structure from the boundary. There will be no significant loss of light or overbearing impact in this case to the property to the north.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 17th June 2019

Authorised by: Peter Barnett Date: 17 June 2019