Development Management - Delegated Officer Report

Application Number: AWDM/0118/20 Recommendation – APPROVE

Site: 12 Roberts Road, Lancing, West Sussex

Proposal: Single storey rear/side extension for use as an annexe for dependant relative.

Date of site visit: 11th February 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow in a street of various style dwellings. There is a conservatory to the rear. Consent is sought to add a single storey flat roof extension to the rear recess of the bungalow adjacent to the western boundary. The extension is to be 5.5 metres by 4.7 metres. 3 roof lights are proposed and a high level side window. The plans show a living/sleeping space, shower room and access through to the main house via the utility room and existing bedroom. The application forms state that the annex is for a dependant relative.

Consultations

Adur and Worthing Councils: Environmental Health: - Private Sector Housing – No objection.

EHO: - Hours of works restriction recommended and Land Contamination Condition.

Lancing Parish Council: - No objection

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. The application is for an ancillary annex for a dependant relative.

Visual amenity

The extension is to the rear of the bungalow. It is therefore not visible within the street scene. It is sited within a recess and is not overly large in scale, it is subservient to the main dwelling. It is of flat roof design and will be in keeping with the bungalow. Materials will be conditioned to match existing.

Residential amenity

Due to the siting of the extension the only property to be affected is no. 10 to the west of the site. There are some windows on the side of the neighbouring property which will face toward the side of the extension. These do appear to be secondary windows and one window is obscurely glazed. Due to the flat roof design of the extension it will be limited in height and only slightly higher than the boundary fence. It is therefore not considered that there will be any significant loss of light or overbearing impact in this case which would warrant a refusal. In terms of the high level window, due to its proximity to the boundary the applicant has agreed to it being obscurely glazed therefore limiting any potential for overlooking here. A condition is attached below.

The annex will be occupied by a dependant relative and is contained within the main dwelling, its use will be ancillary and will not result in any increased activity, noise or disturbance that would impact upon adjacent residents. Subject to safeguarding conditions below, the proposal can be supported.

Other matters

There are comments received from Environmental Health relating to Land Contamination. A condition is recommended here, in this case this is a householder application and it is considered appropriate to attach the precautionary informative instead in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on side elevation and window shall be obscurely glazed and non openable except for above 1.7 m above ffl.

5. Annex shall be ancillary and not separate dwelling and internal doors shall remain.
6. Hours of work

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

1.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.

2. Precautionary contaminated land

Case Officer: Hannah Barker Date: 19th February 2020

Authorised by: Peter Barnett Date: 24 February 2020