Development Control – Delegated Officer Report

Application Number: AWDM/0105/20 Recommendation – APPROVE

Site: 18 Links Road, Lancing, BN15 9EY

Proposal: Proposed flat roof extension to garage and conversion to use as a games room together with an increase in roof height to approx. 2.8m.

Date of site visit: 27.02.2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached bungalow, with and detached single storey flat roof garage, which is close to the boundary with no. 20 Links Road. Directly behind the garage, in the neighbouring property at the rear, is a shed close to the boundary with no. 18. The neighbouring property no. 20, also has a shed close to the boundary with no. 18. The garden to the rear on slightly higher land than the application site. The rear boundary fence is approx. 2m in height.

Although no. 18 is a detached bungalow, the street scene of Links Road is characterised by predominantly semi-detached bungalows.

The site is within a Flood Zone and an Environment Agency form has been submitted with the application which relates to householder and other minor extensions in Flood Zones 2 & 3.

The application seeks permission to convert the existing garage building into a games room including a shower room. The works will include:-

- Extend the building to the rear (west) by approx. 3m;
- Increase the height of the existing building from approx. 2.6m to approx. 2.8m;
- Replace the garage door on the east elevation with glazed doors;
- The provision of a further glazed door, and a shower room window on the south elevation;
- The removal of the existing window on the south elevation;
- Other alterations to implement the use, such as providing double skin walls with insulation.

Planning History:

AWDM/0209/19 Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4.65m from rear wall of the original dwelling, maximum height 2.85m and height of eaves of the extension 2.5m **Prior approval is not required 19.03.2019**

Consultations: None

Representations:

Lancing Parish Council: No objection

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection to the proposed development for the conversion and extension of the garage.

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 garage will extend further back into the rear garden, but as the main garden area is to the side of the garage, there will still be some 12m depth remaining (even after the extension to the dwelling).

The garage is close to the neighbouring property no.20, but given that the extension of approx. 3m will be to the rear of the garage, it is not considered to have a material impact onto their visual amenities.

The height of the garage will be increased by approx. 200mm, but this is a marginal increase in height and it is not considered that this would result in any materially affect onto the neighbouring property.

The use of the garage for a games room will be ancillary to the existing dwelling, and could be a use expected to take place in any dwelling, including a garden, at any time.

Residential Amenity

The residential properties that could be affected by the proposal are no.'s 16 and 20 Links Road, together with the properties to the rear no.'s 24 and 26 Abbotts Way.

The properties to the rear are on higher land than the application site and there is fencing approx. 2m in height separating the sites together with sheds in the rear gardens of the rear properties. Further the separating distance

between the rear of the resultant garage extension and the rear of the dwelling is some 15m, and thereby will not be affected by the proposed works.

No. 16 Links Road is to the south of the garage and sited approx. 11m from the front of the garage, and thereby will not be materially affected by the proposal.

No. 20 Links Road being closest to the existing garage could be affected by the proposal, but it is considered that the rear extension will not impinge onto their existing residential amenities, and the raising of the roof by approx. 200mm is not considered to result in overshadowing or overbearing onto the neighbouring property, and thereby their existing residential amenities will not be materially affect by the proposal.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No windows in north side elevation
5. Ancillary use only

Informative
1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 16.03.2020

Authorised by: Peter Barnett Date: 16 March 2020