Development Control – Delegated Officer Report

Application Number: AWDM/0434/16 Recommendation – APPROVE

Site: 47 Barfield Park, Lancing, West Sussex BN15 9DF

Proposal: Proposed rear extension, front porch

Date of site visit: 14.04.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached bungalow that has already been extended to create rooms in the roof by the provision of a large rear dormer; and a hip to gable roof extension; both of which were apparently constructed as 'permitted development'. An older rear single storey extension has also been undertaken plus a rear extension to the existing side garage.

The property has some fencing on its rear sides and rear boundaries, to approx. 1.8 – 2m in height, although the rear boundary has a fence behind the fence, to a height of some 3m. (It is understood that the road improvement works that took place to the rear in Mash Barn Lane put in the high fencing as part of the improvements).

The property itself, and others in the street, are fairly tight to their side boundaries. The surrounding area is made up of predominantly detached bungalows, some of which have extended into their roofs, a notable one having a front, side and rear dormer which are linked to one another across the roof apex (no. 54).

Proposal

Planning permission is sought for a single storey rear extension and front porch.

The rear extension will extend across the full width of the house only, it will not continue across the rear of the garage, (the existing rear extension will be demolished), and will measure some 7.8m wide x 5m deep x 3.3m high and will have a false hipped roof, with a flat roof middle section containing 2no. rooflights. Glazed folding doors are indicated on the rear, north elevation. No windows are shown in either of the side elevations.

(The rear dormer and the hip to gable extension have been constructed under permitted development rights.)

The front porch walls will measure some 3.15m wide x 3m deep, and will have a further roof overhang with post fixing measuring some 800mm forward of the proposed porch.

Consultations: None undertaken.

Representations: One letter of objection from 46 Barfield Park
'The existing building work already carried out has impinged on the daylight and sunlight to our kitchen and conservatory.

We will be without so much daylight to our bathroom, toilet and front bedroom if a front dormer is permitted.

A rear extension will cause further loss of sunlight to our conservatory and garden, which is already in more shade from the rear dormer. This also causes loss of privacy.'

Lancing Parish Council:
Committee objected to this application as it considered this to be gross over development which would overshadow neighbouring properties and is out of proportion with the original footprint of the building and neighbouring properties.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

At 5m in depth, the proposed extension would not conform to the Adur Local Plan SPD policy of 3.5m however, there are considerations to be taken on board regarding these figures, for example there is an existing rear extension that will be removed should this application be approved. That extension is approx. 2m deep, thereby the depth of the proposal is approx. 3m deeper than the existing which has been constructed some while ago. Further, the proposed rear extension will be moved away from the neighbouring property, allowing a distance of approx. 1m separation between the properties.

The design of the rear extension will be an improvement on the current extension, and it will have a hipped roof, albeit false, which will help to minimize its presence.

No windows are proposed in either of the side elevations, and a condition maintaining this would be appropriate.

The front entrance porch, which measures 3m x 3m with a roof overhang of approx. 800mm, making the depth some 3.8m, is large, but it will be

assimilated well within the front elevation. Additionally, the false hipped roof will further minimize its presence.

Residential Amenity

The rear extension is single storey and will be some 3.3m in height, with a false pitch (hipped) roof. The extension will result in the loss of the existing extension and it will not be so close to the neighbouring property no. 46 as the existing extension being approx. 1m distant. There is the potential for a degree of overshadowing onto the neighbouring property, (which itself has been extended), but this is considered minimal, giving the height of the existing fence and the single storey nature of the proposal together with the related angle between the proposal and no. 46.

The front dormer has been removed from the application, and thereby is not now a consideration of the application.

It is considered that the proposal will have no adverse amenity impacts for neighbours.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. No windows within either side of the rear extension
4. Materials to match existing
5. Obscure-glaze side window in porch

Informative

1. Approved following amendments
2. NB. The hip to gable extension and the rear dormer, do not form part of this application and were constructed under permitted development

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

Case Officer: Eve Hearsey Date: 27.06.2016

Authorised by: Jo Morin Date: 27/06/2016