Development Management - Delegated Officer Report

Application Number: AWDM/0587/22 Recommendation – APPROVE

Site: 14 Hamilton Road, Lancing, BN15 0PZ

Proposal: Demolition of the existing sunroom and proposed single storey side extension and garage conversion

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located on the west side of Hamilton Road, and is a semi-detached bungalow. Although semi-detached, many of the properties have side garages which abut the neighbouring bungalow/garage, thereby creating a terraced effect.

The locality comprises predominantly semi-detached bungalows, many with side and/or rear extensions, and some with dormer extensions.

Proposal:

This application seeks planning permission to:-

- Replace the side sun room with a utility/store;
- Convert the garage into a home office

Consultations: None

Representations: None received

Relevant History:

AWDM/0552/16 (No. 12) : Demolition of existing conservatory and construction of single storey side and rear extension. **Approved 06.06.2016**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The development relates to the side elevation of the bungalow, where existing built form exists. The proposal will not result in any larger built form the only visual difference will be the use of materials, but even so, the materials will match the existing dwelling. But due to limited building space, the side extension next to no. 12 will not be rendered but full height brickwork without the pebbledash render above. This is considered to be an acceptable finish on this side elevation of the proposal.

The side extension at no. 12 is taller than the proposed side extension at no. 14, and thereby the new build and conversion will not be seen from no. 12 and thereby will have no effect onto that property.

The adjoining bungalow no.16 to the north, will not be affected by the proposal as it will be hidden from view behind an existing rear protrusion.

The garage conversion will be largely internal dry walling but there will be changes to the front (east) elevation as the garage door will be removed and replace by a window. Therefore the lower section will be brickwork and the upper section will be pebbledash render, all to be in accordance with the existing bungalow. The window cill height and head height will principally be in line with the existing fenestration. It will have an acceptable visual appearance in the street.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 14.06.2022

Authorised by: Peter Barnett Date: 14 June 2022