Development Management - Delegated Officer Report

Application Number: AWDM/0247/22 Recommendation – APPROVE

Site: 103 Manor Road, Lancing, West Sussex

Proposal: Side and front extensions

Date of site visit: 5th April 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow on the south side of Manor Road, north Lancing. There are similar properties on this side of the road, buildings are of brick and tile construction with front gable projections. As existing the bungalow has a side utility addition in white cladding. There is also a single storey rear extension.

Consent is sought to remove the existing utility extension to the side and add a proposed flat roof brick extension slightly set back from the original footprint. A front extension was originally proposed to the side of the existing front gable. This was set forward of the gable with a dummy pitch roof and flat roof. Officer's considered that the extension as submitted could not be supported. It resulted in an awkward junction between the side of the existing gable and the dummy pitch and the proposed extension being set forward did not allow for a subservient addition. It was advised that a set back and flat roof would be appropriate here and amended plans have been received which show a set back of 0.5 metres and a flat roof design, materials are to match existing.

Lancing Parish Council: - No comment

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

Both extensions are visible within the street scene. The side extension is set back to the side of the bungalow and although it is of box design and the eaves are higher than the existing bungalow it will be built in materials to match. On balance as it's a replacement of a less aesthetically pleasing structure and its set back this can be supported.

The front extension as amended represents a subservient design and can also be supported here. The front gable remains the dominant feature on the building.

Residential amenity

The side extension is moving slightly further to the rear than the existing extension. It is adjacent to the boundary with the neighbouring property and there are side windows on the other side of the driveway. There will be no greater impact than the current extension. No side windows are proposed and a condition is attached to ensure that this will be the case.

The front extension will not result in any overbearing impact, loss of light or privacy to the property to the west. There is no window proposed on the side elevation and a condition is attached to ensure this also.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match
4. No windows on the side elevations of the extensions.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 12th April 2022

Authorised by: Peter Barnett Date: 12 April 2022