Expiry Date - 12/12/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1431/23 Recommendation – APPROVE

Site: 6 Browning Road Lancing West Sussex BN15 0PY

Proposal: Single-storey rear extension to extend the garage and removal of sun lounge at the rear

Date of site visit: 01/11/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located to the north of Browning Road and contains a linked detached bungalow. The road has a steep topography with the application site located on the higher part of the hill. As such the rear aspects of the application site are not visible from the road.

The road has seen a number of alterations and there is no set character to the street scene. To the rear of the site there is an existing rear extension and a conservatory.

Proposal
The application relates to the removal of a conservatory to the western part of the rear elevation and the introduction of a further extension to the rear. The rear extension will deepen an existing rear extension on the eastern boundary. The proposal seeks to host some sliding doors that face onto the rear garden. Additionally a sky lantern is proposed to be located within the roof of the proposed additional extension.

The flat roof height and the eaves height of the further extension is proposed to match that of the existing. The materials of the extension will match that of the host dwelling and the existing extension.

Relevant Planning History
AWDM/0705/17 - Single-storey extension to (north) elevation attached to rear of existing side extension. Approved 26/06/2017.

AWDM/1013/11 - Extension to east side of property comprising garage at ground floor with rooms in roof space and extended ridgeline, front and rear dormers plus ground floor front extension and chimney on west side. Approved 17/01/2012.

Consultations

Lancing Parish Council: Support

Expiry Date - 12/12/2023

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 (HCLG 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

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.

Visual amenity
The proposed extension is located to the rear of the property; as such it will have a limited impact of the visual amenity of the street scene or the wider locality. As such the proposed extension is in accordance with the relevant planning policies of the Adur Local Plan.

Residential amenity
The property that will experience the greatest impact from the proposed development is that of the property to the east (No. 4 Browning Road). The property currently has sheds on the side boundary where the proposed extension is due to be situated.

The only proposed window within the proposed development is located to the side of the extension facing the rear garden of the host dwelling. There is not considered to be any overlooking from the window due to the single storey nature and location providing views of the applicant's rear garden only.

The main impact would be to the rear garden of the neighbouring property. Due to the scale there will be some impact on the neighbours' amenity space with a minor amount of overshadowing. This impact is reduced due to the proposed roof form that steps the highest aspects away from the boundary. The eaves height is considered to be appropriate within the residential setting, the proposal to extend the current extension does not create a level of overbearing or overshadowing that would not be acceptable.

Therefore the application is not considered to result in an oppressive development and is one that would be in keeping with the property.

Recommendation

Expiry Date - 12/12/2023

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or east elevation of the extension.

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

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.

Case Officer:	Finlay Gardner	Date: 11/12/2023
Authorised by:	Peter Barnett	Date: 12 December 2023