Expiry Date - 12/12/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1429/23 Recommendation – APPROVE

Site: 10 Upper Boundstone Lane Lancing West Sussex BN15 9QX

Proposal: Hip to barn end gable roof extension, rear dormer, front roof lights and single storey rear extension (removal of Chimneys)

Date of site visit: 15/11/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located on the eastern side of Upper Boundstone Lane opposite the school. The application site is a semi-detached bungalow which is connected to the neighbour to the south. There is a strong character to the area with pairs of bungalows that have gable frontages.

Within the direct locality is a school on the western side of the road. There have been a number of properties that have undergone alterations with skylights visible within the vicinity. There have also been some properties that have converted the hipped roofs to gable ends.

The frontage of the proposed site is hardstanding and provides off road parking. There is further parking available through the on street parking available.

Proposal
The application has two main elements, the first of which is the rear extension which is proposed to be approximately 3m to the rear of the property. The extension is stepped in from the boundary that adjoins the attached property. There is a further stepping in the extension to the north away from the detached elements.

The other aspect of the proposal is for a roof conversion, this will entail the conversion of the hip to a barn gable, roof lights to the front and a box dormer to the rear.

Relevant Planning History
AWDM/0651/11 – Single Storey Rear Extension (9 Upper Boundstone Road). Application approved 31/10/2011.

Consultations

Lancing Parish Council: Support

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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 hip to gable extension and the rear dormer can usually be completed under permitted development rights. The attached property to the south has carried out a similar development, as have others in the street, and there is no objection to these aspects.

The rear extension will not be visible from within the street scene as such it is considered to be acceptable in terms of visual amenity.

Residential amenity
The main concern within this application is the relationship with the neighbouring properties. The main impact will come from the rear dormer, this is due to the scale and location. The bungalows to the rear are less than 22m away and some overlooking will occur. However, some form of rear roof extension could be carried out without requiring planning permission which would have a similar impact. There are other roof extensions within the street, including next door, and it is not considered that this form of development in this location would cause sufficient harm to warrant refusal.

Whilst the extension to the rear will be above that of the eaves of the host dwelling (resulting in it not being able to be achieved under permitted development) it is not considered that the extension would result in an overshadowing or overbearing impact on the neighbouring properties. This is due to the stepping of the extension away from the boundaries allowing the impact to be minimised.

The roof lights in the principal elevation are not considered to result in any unacceptable overlooking as they will face that of the frontage providing views of space which would be available within the public realm.

There will be views of the rear extension available to the neighbouring properties however its low level scale and position adjacent to the neighbouring garage and its current use limits its impact. There will be no loss of light, overbearing impact or loss of privacy to the rear amenity space of the neighbouring properties as a result of the extension. The openings are onto the garden of the host dwelling.

Due to that which can be achieved under permitted development and alterations approved within the locality it is not considered that the alterations proposed would materially impact the neighbouring properties to an extent that would be detrimental to the proposed development. As such it is considered that the application is compliant with the relevant policies of the Adur Local Plan.

Recommendation

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 south 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

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