Development Management - Delegated Officer Report

Application Number: AWDM/1784/18 Recommendation – APPROVE

Site: 11 Seventh Avenue, Lancing, West Sussex

Proposal: Proposed single storey rear extension

Date of site visit: 22.01.19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow on the south side of Seventh Avenue in North Lancing. As existing there is a single storey conservatory extension to the west side of the rear elevation, away from the boundary with the attached dwelling. Consent is sought to remove the existing structure and build a single storey extension with dummy pitch roof. The extension is deeper and wider than the existing structure at 4.7 metres wide and 3.5 metres deep.

The submitted plans also show a loft conversion with rear dormer. Although this is on the plans the applicant's agent has confirmed that these works are to be carried out under permitted development and they do not form part of this application. Therefore no assessment is given here to the roof extensions; just the single storey rear extension is for consideration here.

Consultations

Lancing Parish Council: - No objection

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 2018)

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 extension is to the rear of the bungalow and is therefore not visible within the street scene. Although larger in scale than the existing extension and of more solid construction it will remain subservient to the main dwelling and in keeping in design, scale and appearance with the existing bungalow. Materials used will match existing. There are other examples of single storey extensions of various styles surrounding the site.

Residential amenity

The main properties to be affected are those either side of the site. The attached bungalow to the east has a conservatory extension in a similar position to that at the application site, set away from the mutual boundary. The proposed extension due to its limited size and distance from the boundary will not result in any loss of light, privacy or overbearing impact. No windows are proposed on the eastern elevation and a condition is attached to limit any openings here, an improvement upon the current situation.

The property to the west is at slightly higher ground level and has an existing flat roof rear extension and rear dormer. The proposed addition will be alongside the existing neighbours extension. There is a side window at the neighbouring property however this is obscurely glazed and as existing is adjacent to the glazed side of the current conservatory. There is a side kitchen window proposed in the new extension facing onto this neighbour yet as with the existing relationship there is no overlooking. The proposal will not result in any loss of light or overbearing impact in this case. With the conditions attached below the extension will result in no harm.

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 east or west 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: Hannah Barker Date: 29th January 2019

Authorised by: Peter Barnett Date: 29 January 2019