Development Management – Delegated Officer Report

Application Number: AWDM/0085/24 Recommendation: APPROVE

Site: Norris Cottage, East Street, Lancing, West Sussex

Proposal: Part single, part two storey rear extension

Date of Site Visit: 27th February 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey mid terrace property with rooms in the roof and a rear pitched roof dormer. The property fronts onto East Street and South Street is to the western side of the site. There are flat roof and pitched roof additions to the rear of the property, similar to the adjacent, attached dwellings.

Consent is sought to remove an existing lean to shed and add an infill single storey flat roof extension to the rear. This is to attach to the existing hipped roof rear extension. Also proposed is an extension to the existing first floor flat roof extension. To extend to the east with the matching roof. The rear window will be relocated as a result of this addition. The extensions will provide an enlarged bathroom at first floor and kitchen at ground floor.

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 (December 2023)
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

The proposed extensions are to the rear of the property however they will be partially visible in the street scene, due to the position of the building in relation to South Street. There are many rear additions in this row of properties, including dormers of differing scale and design, flat roof and pitched roof single and two storey extensions.

In this case both extensions are of flat roof design. Development Management Standards refers to first floor flat roof additions representing poor design. However in this case, as the extension is connecting to an existing flat roof extension which is in a street where there are other flat roof additions this, on balance, is acceptable. The ground floor infill extension is less visible and would not be harmful in this case in terms of impact upon the character and appearance of the existing building or street scene.

Residential amenity

Due to the existing extensions at the application site and the adjacent large two storey projection to the east there proposed development will not give rise to any adverse impact in terms of overbearing, loss of privacy or light. Both extensions are infilling space between existing development and will therefore be screened from both sides, despite this being a row of terraces.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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: 5th March 2024

Authorised by: Peter Barnett Date: 5 March 2024