Development Control – Delegated Officer Report

Application Number: AWDM/0946/20 Recommendation APPROVE

Site: 11 Ingleside Crescent, Lancing, BN15 8EN

Proposal: Single storey rear extension to north elevations

Date of site visit: No site visits can be made at this time due to Covid-19 social distancing restrictions. Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a hipped roof semi-detached bungalow situated on the north side of Ingleside Crescent. The street is characterised by semi-detached bungalows. The site backs onto two storey properties which are within Kings Road.

Google and Earthlight maps reveal that the adjoining bungalow, no. 9 Ingleside Crescent, has a single storey rear extension the sits very close to the mutual boundary. As there is no planning permission for the extension, it is assumed it was constructed under 'permitted development' in which case it should be no more than 3m in depth. There are no windows in the side elevation facing no. 11.

Many of the bungalows within Ingleside Crescent have single storey rear extensions and/or roof dormers.

The site is not within a Conservation Area and the property is not a Listed Building

Proposal

The application, seeks permission for a rear single storey extension across the full width of the dwelling, measuring some 7.8m wide x 3.5m deep x 3.10 high. There will be 2no. rooflights within the extension.

Relevant Planning History:

AWDM/0007/20 Householder application for permitted development for prior approval for single storey extension to rear of property measuring 3.5m from rear wall of the original dwelling, maximum height 3m and height of eaves of the extension 2.7m **Approved 10.02.2020**

Representations:

Lancing Parish Council: No objections

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a single storey rear extension.

The key concerns would be the effect on the character of the area and existing residential amenities of neighbouring properties.

Visual Amenity

The proposed rear extension will be across neigh on the full width of the rear of the dwelling same approx. 150mm between it and the mutual boundary.

The adjoining bungalow no. 9 has undertaken a rear extension and have no windows in the side, therefore there will be no overlooking from one side to the other by the proposal.

The other neighbouring property, no. 13 has a garage up to the mutual boundary with no. 11, which will act as a visual buffer between the proposed extension and that property.

Residential Amenity

It is not considered that both of the immediate neighbouring properties would be materially affected by the proposal given that it will not be overly visible to either of them, and the property to the rear, 129 Kings Road is some 20m distant and will not thereby be affected by the proposal.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 17.08.2020

Authorised by: Gary Peck Date: 17 August 2020