Development Management – Delegated Officer Report

Application Number: AWDM/0296/15 Recommendation – APPROVE

Site: 8 Griffiths Avenue, Lancing, West Sussex

Proposal: Single storey rear extension and front porch.

Date of site visit: 1/06/15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the eastern side of Griffiths Avenue in north Lancing. It is a semi detached bungalow matching in style the attached bungalow and those to the north. The ground level raises from the south to the north with the application property being at a higher level than the attached bungalow to the south. The junction with Greenoaks is to the south of the site.

The bungalow is part rendered part brick with a driveway to the side leading to a detached garage and off street parking to the front. Permission is sought for a porch to the front elevation. The porch is to be set back adjacent to the front projection, it is to be 3 metres in depth and 2 metres wide and will have a half hipped roof to a maximum height of 3.2 metres. Also proposed is a rear single storey flat roof extension which will wrap around the rear of the building. There is an existing conservatory which will be removed to allow for this proposed extension. It will be built up to the boundary and will extend the full width of the building. Adjacent to the boundary the extension is 6.1 metres in depth reducing to 3.1 metres in depth, it is 8.1 metres wide. As stated above it is of flat roof design with two large roof lights.

Consultations:

Lancing Parish Council has raised no objection to this application.

Representations:

No third party representations have been received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves extensions to an existing dwelling.

Visual amenity

The proposed porch is to the front of the building and will be clearly visible within the street scene. It is considered to be of sympathetic design and modest scale. It is set within the recess of the building frontage. The porch will match the design of the existing porch at the attached bungalow no. 6 to the south.

The proposed flat roof extension is to the rear of the bungalow and is therefore not visible within the street scene. It is acknowledged that relative to the existing bungalow this is a large extension however it does in fill the existing recess adjacent to the boundary to the south therefore it does not appear to be overly dominant in relation to the existing building. The flat roof design limits the overall scale and size of the addition. Materials will be to match existing.

Residential amenity

The adjacent attached bungalow has a rear flat roof extension which abuts the boundary. The proposed extension will be built up to the side elevation of this extension. As existing this is a blank elevation and therefore there will be no adverse impact with regards to the residential amenities of the occupiers of the adjacent bungalow. It appears that the proposed extension will be higher (due to the change in levels) and deeper than the existing extension at no. 6 however this will not result in any significant loss of light or overbearing impact that would warrant a refusal in this case. To the north there is a distance of 3.7 metres between the proposed extension and the boundary of no. 10. No 10 is also at a higher ground level and this part of the extension is reduced to 3.1 metres in depth. There is therefore no adverse impact in this case.

It should also be noted that the proposal includes changes to the north side elevation of the bungalow. The addition of a new window serving bedroom 3 and the side door being replaced by a window to bedroom 2, these windows will be clearly glazed. It is considered that there will be no increased overlooking as a result of the proposed windows. They will look onto the side driveway of the application site, therefore there is no requirement for them to be obscurely glazed.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Drawing no. 332-01 – received 3rd March 2015
   Drawing no. 332-02 – received 3rd March 2015
   Drawing no. 332-03 – received 3rd March 2015
   Drawing no. 332-04 – received 3rd March 2015
   Drawing no. 332-05 – received 3rd March 2015
   Drawing no. 332 – P11 – received 3rd March 2015
   Drawing no. 332 – P12 – received 3rd March 2015
   Drawing no. 332-P13 – received 3rd March 2015
   Drawing no. 332-P14 – received 3rd March 2015
   Drawing no. 332-P15 – received 3rd March 2015

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

   Reason: *In the interests of visual amenity and tc comply with saved policies of the AH7 of the Adur Local Plan.*

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Hannah Barker Date: 8th June 2015

Authorised by: Jo Morin Date: 09.06.2015