Expiry Date – 25/11

Development Control – Delegated Officer Report

Application Number: AWDM/1554/20 Recommendation – Grant

Site: 7A Barfield Park, Lancing

Proposal: **Hip to gable roof extension and rear dormer, single storey rear/side extension**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: applicant's photos

Site and Surroundings

This application relates to a semi detached hipped roof bungalow on the south east bend of Barfield Park built in the 1950's. From the front the property has a narrow side access but the boundary at this point splays such that the property is set off the boundary with No. 8 by about 8 metres at their respective rear walls.

No. 7 has recently extended into the roof with a hip to gable extension and large rear dormer. It has a rear extension off the boundary too.

No. 8 was recently granted permission to replace their rear extension (0486/20).

The site backs on to the railway line. It is not in a conservation area and is not listed.

Proposal

Planning permission is sought for a hip to gable roof extension and large rear dormer together with a wrap around side and rear single storey extension. The ground floor extension was submitted at 5 metres in depth with the side addition wrapped 3.55 metres around the side wall. The application has been revised since first submitted and is 3 metres deep close to the boundary with No. 8 dog legging in by 2 metres before extending out to 5 metres. It is 3 metres in height.

Relevant Planning History

None.

Consultations

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

The hip to gable extension will match that of the recently built one on the other half of this pair of bungalows and is permitted development in itself. The side gable window is to a bathroom. This is conditioned to be obscurely glazed and non opening below 1.7 metres.

The rear dormer is large but not dissimilar in scale to that recently built at 7. No. 8 also has a rear dormer but remains hipped.

The side extension is set 5.8 metres back from the front wall and will not be visible from the road.

Neighbour amenity

The roof extensions will not be harmful to neighbour amenity.

The revised proposal limits the extension to 3 metres in depth close to the boundary with No. 8. This is in line with permitted development limits. Extending out to 5 metres beyond this is acceptable as this is parallel with the splayed boundary.

The side extension is 3 metres wide but leaves 4 metres to the side boundary. It will not cause significant harm to neighbours. The boundary is defined by a 1.8 metre high fence. No. 8 has a side kitchen window and bathroom facing this boundary. Proposed windows in the side wall of the extension facing No. 8 should be high level, 1.7 metres of floor level to minimise intrusion. This room has a north facing window and south facing bi fold doors also.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*

3. *Materials to Match.*
4. *East side windows high level, gable window obscurely glazed and high level.*
5. *No side window – west*
6. *FRA compliant*

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 25.11.2020
Authorised and signed by:	Peter Barnett	Date: 25 November 2020