Development Management – Delegated Officer Report

Application Number: AWDM/0359/23 Recommendation: APPROVE

Site: 31 Hamilton Road, Lancing, West Sussex

Proposal: Single storey side and rear wrap around extension and rooms in roof consisting of hip to gable roof extension and rear dormer.

Date of Site Visit: 18th April 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a semi detached bungalow within a street of similar properties. It has a hipped roof and a flat roof garage attached to the side. To the rear of the garage there is currently a lean to addition with a plastic roof. Consent is sought to remove this structure and add a flat roof single storey extension to the rear of the garage wrapping around to the rear. The projection to the side is to the boundary, the same width as the garage. To the rear the projection is 3 metres in depth and will cover half of the rear elevation. Also proposed is a hip to gable roof extension with flat roof rear dormer and front rooflights.

Representations: - None received

Lancing Parish Council: - Support

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 2021)
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 bungalow will change in character and appearance when viewed from the street. The hip to gable extension will alter the roof form however this will match the form of other bungalows in the street including the attached property. It will therefore not be out of keeping in this case and would not warrant a refusal here. Amended plans have been received to show a reduction in front roof lights to two as the four proposed were overly cluttered and were more than those existing on other roof slopes surrounding the site.

The side and rear extension is subservient behind the garage with a flat roof. The rear dormer will be visible within the surrounding locality and although it is large there will be roof slope visible around it and it is centrally located. There are other rear dormers within the locality including the attached bungalow. It should also be noted that a rear dormer could be constructed under permitted development at this property.

Materials to be used will match existing.

Residential amenity

The main properties to be affected are those either side of the site and to the rear. To the side on the north there is a bungalow and there are some side windows here which are currently obscured by the existing addition to the side. The proposed extension will make little difference to the light and outlook to the side of the adjacent dwelling. The extension will project by 3 metres and will not be attached, this complies with Development Management Standards which state that up to 3.5 metres beyond the rear of the adjacent dwelling could still be acceptable. A condition is attached to ensure that no windows can be installed on the north side of the bungalow including the side gable to avoid overlooking to the north or precluding and development at this property.

To the south is the attached bungalow, the rear extension is set away from this boundary therefore there will be no adverse impact. The rear dormer faces neighbouring bungalows and gardens. There is overlooking as a result, however in this case a dormer could be built under permitted development which would have the same impact in terms of overlooking. The proposals can therefore be supported.

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 north side of the building.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 25th April 2023

Authorised by: Peter Barnett Date: 25 April 2023