Development Management – Delegated Officer Report

Application Number: AWDM/0670/16 Recommendation – APPROVE

Site: Single storey rear extension to east elevation

Proposal: 35 Greet Road, Lancing, West Sussex

Date of site visit: 28.06.16

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is a semi detached bungalow with single, flat roof garage to the side. It is within a street of similar properties. There is a driveway to the front.

Planning permission is sought for a single storey rear extension, 3.9 metres in depth, it extends the full width of the existing bungalow and overhangs the side, behind the garage by 1.2 metres. The extension is of flat roof design, 10 metres wide, 3.1 metres high. Bifold doors are proposed and the space is to provide enlarged living space.

Consultations: Lancing Parish Council: - no objections or comments.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The extension is to the rear of the bungalow and on the main it is screened from the street. Yet the section that overhangs the side of the bungalow will be visible above the existing garage which is of modest height and scale. It is however considered on balance that the visible part of flat roof would not be such to warrant a refusal in this case. It would be set back from the front of the garage by 8.5 metres, this roof would

only be visible on approach from the north. There would therefore not be a detrimental impact upon the street scene.

Materials to be used will be brick and render to match existing.

Residential Amenity

The main properties to be affected in this case are those either side of the bungalow, no. 33 attached to the south and no. 37 to the north. The attached bungalow has a single storey conservatory style extension with a flat roof. It is slightly set in from the boundary and slightly shallower than the proposed extension at no. 35. The main part of the side elevation of the extension at no. 33 is brick built with high level obscure glazing. The proposed extension will be built against this elevation and there will be some loss of light as a result however the main aspect will remain to the rear and the impact would not be such to justify a refusal in this case. The proposed extension is slightly deeper than that existing at no. 33 yet Development Control Standards do allow for an extension of up to 3.5 metres in depth adjacent to the boundary with an attached dwelling if the attached dwelling is unextended. Therefore a proposed depth of 3.9 metres is acceptable in the light of the adjacent extension. There would be no loss of privacy to no. 33 as a consequence of the extension.

To the north, no. 37 is in the process of completing a side extension which is adjacent to the boundary. This is higher than the existing garage at the application side and of flat roof design. The side elevation of the extension is black and there will be a gap of just over 1 metre between the boundary and the proposed extension. The extension will be further to the rear than that at no. 37 yet due to the distance from the boundary and the Development Control Standard referred to above it is not considered that there will be any adverse impact. The north side elevation of the proposed extension is blank. A condition will be attached to ensure that this is the case to avoid any overlooking.

Recommendation

APPROVE

1. time limit
2. materials to match
3. approved plans
4. no windows or openings in the side elevations.

Informative
1. proactive no amendments

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

Case Officer: Hannah Barker Date: 4th July 2016

Authorised by: Jo Morin Date: 04.07.2016