Development Management - Delegated Officer Report

Application Number: AWDM/1612/18 Recommendation – APPROVE

Site: 41 Brook Way, Lancing, West Sussex

Proposal: Single storey side and rear extension to south and east elevations.

Date of site visit: 19.02.19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow within a street of bungalows of different style and scale. Many are semi-detached and some are chalet bungalows. There is an existing flat roof conservatory style extension to the rear of the bungalow.

Consent is sought to remove the existing extension and to add a rear conservatory the width of the property, 4 metres in depth. In addition side extensions are to be connected to the conservatory on either side extending to the same level to the rear. To the east side a flat roof single garage is proposed wrapping around the side of the building. To the west side a flat roof utility room is proposed, this also wraps around but does not extend as far forward as the garage.

The plans also show a rear dormer window, however the plans are labelled to state this development is to be carried out under the property's permitted development rights. Therefore this does not form part of the application and is not for consideration here.

Representations

None received

Lancing Parish Council: - No comment

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extensions combined are wide and span beyond the width of the modest bungalow up to the boundaries on either side. It is however considered that due to the positioning of the extensions to the rear of the bungalow and their flat roof design to either side that they do represent additions that are not overly large or out of scale with the existing bungalow. The side additions are visible from the street yet these are set back and appear subservient to the main dwelling. Materials to be used will match existing. The extensions therefore in terms of character, scale and appearance are acceptable.

Residential amenity

The extensions will be built up to the boundaries with the bungalows either side. To the east is a similar style bungalow to the application site with a rear conservatory. There are windows along the side elevation adjacent to where the flat roof garage will be sited. These windows as existing have limited light and outlook due to the proximity of the existing bungalow at the application site. It should also be noted that a side extension (not a wrap around) could be built under permitted development impacting upon the side windows at the adjacent dwelling in the same way. The impact in this case is considered acceptable.

To the west is a larger property two storey with high eaves to the rear and low level eaves to the front. The side utility extension will be built up to the boundary with this property. Although there are side windows at the adjacent property these will not be directly affected by the proposed extension. There will be no adverse impact in this case.

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 east or west elevations of the extensions.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the

presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 26th February 2019

Authorised by: Peter Barnett Date: 26 February 2019