Development Control – Delegated Officer Report

Application Number: AWDM/0863/16 Recommendation – APPROVE

Site: 1 Fifth Avenue, Lancing, BN15 9QA

Proposal: Two storey side extension to east elevation (to replace existing single storey).

Date of site visit: 29.03.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to an end of terrace, two storey residential dwelling on the south side of Fifth Avenue, Lancing. The dwelling has an existing single storey side garage extension, which is situated at the side boundary and a further single storey rear extension that goes across the full width of the property and abuts the side boundary at the alley. The side boundary abuts a wide alley, some 4m wide, that runs to the rear of properties in Grand Avenue. Maps show that the alley used to turn and then runs west behind properties in both Fifth Avenue and Fourth Avenue, but now this route is terminated as a detached garage is now sited on the end/corner position at the turn, thereby closing the alley. The topography of the land appears fairly level.

The street scene comprises a long run of terrace properties and indeed the surrounding area comprises predominantly terraced housing.

Proposal

The application seeks permission for a proposed side extension which will measure approx. 2.55m wide x 7.75m long x 8.5m high and will house a garage and utility room on the ground floor, and 2no. bedrooms on the first floor. First floor windows will be positioned front and rear and a ground floor side window facing directly onto the side alley. There will be a garage door to the front, and the utility room will link, via a door, to the kitchen within the existing rear extension.

Consultations: None undertaken.

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 proposed extension would be for a two storey side extension, which will replace the existing mono pitch single storey side garage extension. The end roof will be hipped of the same angle as the existing roof, and will be in line with the front and rear roof plain.

The extension will be in line with the existing side and front elevations, but because of the single storey rear extension traveling beyond the end wall of the existing house to the side boundary, the two storey extension will abut this existing rear extension.

As the space is already occupied by a mono pitch single storey side extension, and thereby visually, the two storey replacement would not appear overly dominant, particularly as it is an end of terrace and is sited some 18m away from the rear of properties in Grand Avenue.

The design will reflect the existing features of the existing dwelling, and would contribute to the street scene in a positive manner.

Residential Amenity

Although being rebuilt, the extension is effectively an additional storey over the existing garage, which will not adversely impact on the neighbouring properties. It will appear as a seamless extension from the properties to the front in Fifth Avenue. There will be a distance of 18m between the rear of properties within Grand Avenue and the flank of the proposed extension which meets the minimum distance within the above DC Standard. Further, the extension will not be readily viewed from the remainder of the terrace of Fifth Avenue, as it is to be constructed in line with the existing dwelling.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. The window on the ground floor side elevation shall either be fixed to be permanently non-opening or shall not open outwards into the alley
5. No additional windows in side wall
6. The extension shall only be used as ancillary residential accommodation to no. 1 Fifth Avenue and shall not be used as a separate unit of accommodation

Informative

1. Approved with amendment

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

Case Officer: Eve Hearsey Date: 18.07.2016

Authorised by: Jo Morin Date: 19.07.2016