Development Management – Delegated Officer Report

Application Number: AWDM/0921/16 Recommendation – APPROVE

Site: 15 Cedar Close, Lancing

Proposal: Single storey side extension

Date of site visit: 12.07.16

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a building which is divided into maisonettes. This cul de sac is formed of matching buildings of asymmetrical design which is characteristic of 1970s design. The buildings have tile hanging detail and white weather boarding. There is some parking to the end of the cul –de –sac within a garage block serving the development. Much parking appears to take place on the street.

The property which is the subject of this application is on the north eastern side of the cul de sac adjacent to the garage block to the east. The building is divided into two dwellings no. 15 and 16. No 15. The application site is the larger of the two occupying two of the floors, first and second with a ground floor entrance in the form of a small lean to addition to the side of the main building.

Permission is sought for the removal of the existing extension to the side and the building of a pitched roof, single storey extension larger in depth and width. The original plans showed a front projection in the form of a W.C. It was advised by officers that this should be removed to allow for a more simplistic, neat addition which did not over complicate the existing simple yet dominant building form.

Amended plans have been received which show the projection removed to allow for a pitched roof addition 3.7 metres wide, 6.3 metres in depth with a maximum ridge height of 3.5 metres.

It was considered that the use of brick and tile would be the most suitable use of materials without over complicating the addition with weather boarding. Yet it was suggested that the brick corner pillar projection would improve the visual appearance of the extension and allow it to relate more favourable to the main building. This is shown on the amended plans. Also requested was the expansion of the window opening to the front elevation to reflect the scale and design of the existing windows. The applicant's adjacent advised that this window would serve the W.C and therefore an enlarged window was not appropriate. It was considered that this would not warrant a refusal in this case due to the non-prominent position of the extension and its subservience in relation to the main building.

The extension will increase the floor space of no. 15 to allow for living space at ground floor with w.c (to be incorporated within the new footprint.) There will be direct access to the rear garden from the extension for no. 15. The applicant's agent has advised that the garden to the rear of the extension is as existing for the use of no. 15. The garden directly to the rear of the main building is for no. 16. This will not change as a result of the proposal, although access to the amenity space will be improved for no. 15.

Consultations:

Lancing Parish Council: - No objection

Southern Water: - Standard condition relating to connection to sewerage system to be attached.

Representations:

One email response in support of the application.

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

Although the extension will be visible within the street scene and from the rear in the open space to the south it is considered to be 'tucked in' to the side of the building being set back and subservient in scale and design. It will be screened from the east by the existing garage block. The use of matching brick and tiles and brick pillar will link the extension to the main building. It is not considered that the building will be prominent within the street scene. It represents a small infill addition.

Residential Amenity

The main property to be affected is no. 16 the maisonette within the same building as no. 15. There is a ground floor bathroom window serving no. 16 which is on the side elevation adjacent to the proposed extension. Due to the set back of the extension there will be no impact in this case. There are patio doors to the rear of the main building serving no. 16 and giving access to the garden. Again these will not be impacted by the proposed extension which will allow access to the adjacent rear garden linked to the application site. The entrance to no. 16 will remain at the front of

the building and is unaffected by the proposal. Although the extension will be visible from properties opposite the site there will be no other dwellings directly impacted by the proposals due to its end of terrace location.

Recommendation

APPROVE

1. time limit 3years
2. materials to match with brick column to match existing.
3. approved drawings.

Informative

1. Proactive revisions
2. Southern water standard informative

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

Case Officer: Hannah Barker Date: 26th July 2016

Authorised by: Jo Morin Date: 27.07.2016