Development Management – Delegated Officer Report

Application Number: AWDM/0593/24 Recommendation: APPROVE

Site: Norris Cottage, East Street, Lancing, West Sussex

Proposal: Single storey rear extension. Amendment to AWDM/0085/24.

Date of Site Visit: visited when considering previous application.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey mid terrace property with rooms in the roof and a rear pitched roof dormer. The property fronts onto East Street and South Street is to the western side of the site. There are flat roof and pitched roof additions to the rear of the property, similar to the adjacent, attached dwellings.

Consent was originally granted to remove the existing lean to shed and add an infill single storey flat roof extension to the rear. This was to be attached to the existing hipped roof rear extension. Also approved was an extension to the existing first floor rear extension To extend to the east with the matching roof. AWDM/0085/24.

The current application originally sought consent to remove the existing ground floor extension and add a larger, full width rear extension with flat roof. The first floor extension will remain the same. Due to the depth of the extension and the relationship with the neighbouring property, Ivy Cottage, amendments were sought. The kitchen extension on the west side is to remain as existing with a flat roof proposed. The extension on the eastern side is to project in line with the adjacent two storey projection and will also have a flat roof with rooflights.

Representations: - Received in relation to the original plans: - Owner/occupier of Ivy Cottage: - The plans appear to indicate that the single storey extension will extend along above or over the existing garden boundary wall which may encroach across the boundary of our property. These properties were built in 1806 and we believe that the manner of construction places the wall on our side of the boundary between Norris and Ivy Cottage. This would appear to be so when a vertical line is taken from the party wall separating the roof/loft of the two houses. If this is in fact the case we would not be in agreement with the proposal. We would be very grateful for further clarification of the proposal in regard to the boundary wall.

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 (December 2023)
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

As previously considered the proposed extensions are to the rear of the property, however they will be partially visible in the street scene, due to the position of the building in relation to South Street. There are many rear additions in this row of properties, including dormers of differing scale and design, flat roof and pitched roof single and two storey extensions.

Also, as previously considered, the flat roof design of both the extensions is acceptable. As amended the existing pitched roof ground floor extension will be removed and the entire ground floor extension will be flat roof. This is considered to be acceptable, there will be no adverse impact in this case. The works are not overly large within the context of the site and surrounding dwellings.

Residential amenity

As amended the proposed alterations will not give rise to any adverse impact. The rear projection is in line with the adjacent rear two storey addition and to the west the extension will not be increased in depth. There will be a window facing the boundary to the west however this is set away from the mutual boundary and will not give rise to overlooking or loss of privacy to a significant degree.

The amendment has overcome any issue with regards to the flint wall and boundary as set out in the representation.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 20th June 2024

Authorised by: Peter Barnett Date: 20 June 2024