Development Management – Delegated Officer Report

Application Number: AWDM/1156/22 Recommendation: APPROVE

Site: 42 Fetherston Road, Lancing, West Sussex

Proposal: Single storey side and rear extension, extension to existing front porch canopy, loft conversion including velux windows to front and box dormer to rear.

Date of Site Visit: 16th August 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling within a street of similar properties. There is an existing single storey front porch projection and rear conservatory and outbuilding to the rear of the property, off street parking is to the front and side of the building.

Consent was originally sought to extend the dwelling at two storey to the side with a front porch canopy extension and rear single storey flat roof extension. Also proposed was a large flat roof dormer to the rear which straddled both the existing roof and the new roof; three dormers were also proposed to the front. Officers advised that the proposed development could not be supported. The first floor extension was not set in by 1 metre from the side boundary. The rear dormer was overly large and therefore neither of these complied with Development Management Standards. In addition the front dormers were considered to be an alien feature out of keeping with development within the street scene.

Amended plans have been received which show the ground floor side and rear extension with front porch canopy. A flat roof dormer is proposed to the rear of the original roof slope.

Representations: - None received

Lancing Parish Council: - No objection

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 (July 2021)
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

The application as amended will be in keeping with the character and appearance of the existing dwelling and street scene. The side extension and extended porch canopy will be clearly visible. These replicate other similar developments within the street. There are other examples of garage extensions to the side and variation with dwelling design and building line. Therefore the forward projecting garage can be supported as it will not be an unduly prominent feature or out of character. The roof continues from the porch and will replicate the existing sympathetically. The rear dormer is large however it replicates the adjacent attached dormer and therefore can be supported in this case, a similar development could be built under permitted development. The single storey rear extension extends to the rear of the side extension and is in keeping in design and scale with the existing dwelling. A rendered finish is proposed and although this differs from the majority of the houses within the street there is a neighbouring property with a painted frontage and this does not appear to be detrimental.

Residential amenity

The single storey rear extension replaces the rear conservatory however it will extend the full width of the original house and wrap around to the side. It will project by 3.8 metres and be built up to the boundaries on either side. The attached dwelling has a rear extension which has a solid side elevation which will be shallower than that proposed; however at 3.8 metres this can be supported, slightly over the 3.5m set out in the Development Management Standards. To the other side there is a side extension. A blank side wall will abut the boundary to a similar depth.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved plans including rendered finish.
4. No additional windows on the west and east elevation of the extension.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 15th September 2022

Authorised by: Peter Barnett Date: 15 September 2022