Development Management - Delegated Officer Report

Application Number: AWDM/1308/21 Recommendation – APPROVE

Site: 1 Glebe Close, Lancing, West Sussex

Proposal: Single storey side extension

Date of site visit: 7th September 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow facing onto Glebe Close, a cul de sac of matching properties. Glebe Way runs to the side of the site. The side garden is enclosed by a dwarf wall with fencing and dense shrubs and vegetation. There is a detached garage to the rear of the site and a small side conservatory.

Consent is sought to remove the existing conservatory and erect a single storey side extension to create a kitchen dining space. 3.2 metres wide and 5.5 metres in depth, it is set back from the front of the bungalow and in line with the rear of the bungalow. A flat roof design was originally proposed, officers considered that this would be out of keeping with the appearance of the bungalow and despite the presence of existing screening, the plans show some of the vegetation to be removed and there is no guarantee of this remaining in the future, Therefore the design and appearance of the extension is of importance here and an amended plan has been submitted so show a half hipped roof with matching eaves and materials to match. This revised proposal is for consideration here.

Lancing Parish Council: - No objection

Representations

None received

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 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 site is on a corner plot and therefore Glebe Close and Glebe Way bound the site to the front and side. Without the vegetation currently screening the property to the side the proposed extension would be clearly visible within the street scene. Yet currently this isn't the case and it would be screened. However it should be noted that the plans show that some vegetation is to be removed and may be further removed in the future. The proposed extension as amended is a more sympathetic design with the half hipped tiled roof matching materials and eaves height. The extension is also set back from the front of the property and set in by a minimum of 2.75 metres from the side boundary. As amended the proposal will be in keeping and subservient in scale and can be supported.

Residential amenity

The extension is adjacent to the highway and may be visible from neighbouring properties. However its modest scale and distance from the boundaries will not result in any adverse impact in terms of residential amenity.

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 September 2021

Authorised by: Peter Barnett Date: 21 September 2021