Development Management – Delegated Officer Report

Application Number: AWDM/0082/24 Recommendation: APPROVE

Site: 39 Ingleside Crescent, Lancing, West Sussex

Proposal:Single storey rear extension (plus loft conversion with hip to gable roof extension and rear dormer which is to be constructed as permitted development.)

Date of Site Visit: 27th February 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached hipped roof bungalow. Consent is sought for a single storey rear extension to replace the existing glazed sunroom. A similar, slightly deeper footprint with a higher flat roof and of solid design. There is an existing flat roof garage to the side, the extension will attach to the garage as the existing sunroom does.

The plans also show a hip to gable extension and rear dormer, these are labelled on the plans as being permitted development and therefore the single storey rear extension is the only matter for consideration in this case.

Representations: - 2 letters of representation have been received from 103 Kings Road and 101A Kings Road making the following points: -

- No objection to the renovations but have concern with regards to privacy, The windows in the dormer look into our daughters bedroom. Suggest the windows are frosted.
- The rear facing dormers will overlook our rear garden and lounge and dining room. There are french doors and windows to these areas allowing lots of natural light and feel that our privacy whilst using these spaces will be severely impacted.

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 stated above the only matter for consideration here is the rear single storey extension. This is only marginally deeper than the existing extension and it remains with a flat roof design however slightly higher than existing. It is in keeping with the character and appearance of the bungalow and the surrounding locality. Materials will match existing.

Residential amenity

The representations received refer to the potential overlooking caused by the rear dormer. This is to be built under permitted development therefore planning consent is not required here. Therefore any overlooking or detrimental impact as a result of the hip to gable or rear dormer would not warrant a refusal in this case.

The single storey extension is adjacent to the garage building and the neighbouring extension, despite it being higher there will be no loss of light, privacy or overbearing impact which would warrant a refusal in this case. The extension can therefore be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.

Is recommendation contrary to letter(s) of representation Y

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including

planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 4th March 2024

Authorised by: Peter Barnett Date: 5 March 2024