Development Management - Delegated Officer Report

Application Number: AWDM/1753/19 Recommendation – Approve

Site: 16 Bristol Avenue, Lancing, BN15 8NJ

Proposal: Proposed rear conservatory to north-east elevation with steps to garden.

Date of site visit: 22.11.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow positioned on the east side of Bristol Avenue. The bungalow has already been extended and has a false pitch roof extension to the rear of the property set off both of the side boundaries.

The locality comprises predominantly semi-detached bungalows many of which have been extended; indeed viewing 'Google Earth' it shows very clearly the number of properties that have been extended. Both of the immediate neighbours to the application site, no.'s 14 and 18 have rear extensions.

The proposal seeks permission to:-

1. Construct a flat roof conservatory structure to the rear of the existing lounge extension, measuring some 2.1m deep x 4.2m wide x 2.8m high
2. Platform and steps outside of the conservatory leading into the garden

Relevant Planning History:

AWDM/0236/12 Single storey rear extension together with creation of new window in north elevation. **Approved 08.05.2012** (No. 16)

AWDM/0754/19 Conservatory to east elevation. **Approved 03.07.2019** (No. 14)

AWDM/1089/15 Single storey rear extension. **Approved 15.09.2015** (No. 18)

Consultations: None

Representations:

Lancing Parish Council : No objection

18 Bristol Avenue : Objection

- Overdevelopment
- Design
- Privacy Light & Noise
- Will overlook my kitchen, bedroom and garden
- Previous extension has already taken a lot of daylight from our property as the raised floor height is much higher than the garden ground level.

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance
Flood zone 2 and 3

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 dwelling and its surroundings.

Visual and Residential Amenity

The site is within Flood Zone 2 and 3 and therefore it should be noted, that the raised floor height is a requirement of the Environment Agency because of the flooding situation that could occur within Bristol Avenue and its environs.

The neighbouring dwelling to the north, no. 18, has been extended to the rear by approx. 6m from the original dwelling; and no. 14 to the south also has a rear extension from the original dwelling of approx. 6m, therefore the proposal will not be inconsistent with its neighbours.

The neighbour to the north has raised an objection to the proposal. The proposed extension will take the extension out further than this neighbour but the extension will be flat roofed and a light structure which will not demonstrably intrude onto the neighbouring properties. The side elevation closest to the neighbour will have obscured glazing in order to prevent overlooking of the neighbour.

Including the platform and steps into the garden from the proposed conservatory, the overall height of the conservatory from the garden level will be approx. 2.8m high. This height would be approx. 800mm above the height of a common boundary fence. As the proposal is to the south of no.18, there will be some overshadowing from the proposal to the neighbouring property, however as the proposed extension will be only 2.1m in depth, it is not considered it will be so demonstrable to justify the withhold of planning permission.

Because of the recess, the property to the south, no. 14 is some 2m from the side boundary and then there is a further approx. 2m from the side of the extension to the boundary, making a separation distance of approx. 4m. This distance together with the fact that the extension depth will only be 2.1m and will be to the north of the neighbour will mean that there will not be a material impact on this neighbour by way of overshadowing or overbearing.

A condition requiring obscure glazing to both side elevations is considered to be appropriate, in order to prevent overlooking. As the proposal is to the north of no.14, there will be some overshadowing from the proposal, however as the proposed extension will be only 2.1m in depth, it is not considered it will be so demonstrable to justify the withhold of planning permission.

It is thereby considered that on balance, the provision of the conservatory to the rear will be an acceptable form of residential development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Both sides to be obscure glazed

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

Informatives

1. Approved following amendment

Case Officer: Eve Hearsey Date: 13.12.2019

Authorised by: Peter Barnett Date: 13 December 2019