Expiry Date - 05/06/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0424/23 Recommendation – APPROVE

Site: 11 Finches Close Lancing West Sussex BN15 8PP

Proposal: Single storey side/rear extension (existing garage removed)

Date of site visit: 02/05/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the east side of Finches Close within a residential area of Lancing. The property is a detached bungalow comprising facing brick elevations, a tiled hipped roof with front gable, and white UPVC openings. The property is set back from the public realm a moderate distance behind a shallow wall and hardstanding driveway which extends alongside the dwelling to the south adjacent the boundary with No. 15 Finches Close and leads to the property's garage located behind the rear building line of the dwelling. The garage comprises a counterweight door, facing brick elevations and a GRP flat roof, faintly slanting to the rear. The garage abuts the boundary with the adjacent neighbour to the south No. 15 Finches and aligns with their garage, of which extends at a greater distance into their respective rear garden compared to the application property's. The application property exhibits a conservatory projecting from the rear of the dwelling which externally connects the dwelling with the garage.

The application property reflects the prevailing character of properties along this section of Finches Close in terms of plot size, footprint, form, design and massing. These are set back from the public realm behind driveways and garage placements to the rear of properties, paired with the adjacent neighbours'. There is little evidence of extensions to these properties when observed from the street scene.

Proposal:

Permission is sought for the demolition of the existing garage and the construction of a single-storey side (south) and rear (east) extension with front crown comprising matching materials; brickwork elevations, a flat GRP roof, and white UPVC openings. New openings are proposed to the front (west), side (north) and rear (east) elevations.

The garage to be demolished measures approximately 4.8m deep, 2.9m wide, with a height of approximately 2.8m to front, stepping down to 2.65m and

shallowing to 2.35m to rear. By contrast, the proposed extension would measure approximately 7.2m deep, 2.9m wide, with a height of 2.8m at crown roof, stepping down to a flat roof height of approximately 2.65m.

Representations:

At time of submission 1 representation was made on behalf of the occupant of the adjacent dwelling to the south No. 15 Finches Close. Concerns were raised regarding:

- The dimensions of the proposed extension.
- Party Walls/ proximity of extension to No. 15's garage.

Consultations:

***West Sussex County Council – Highways Authority*:**

This application is for the removal of existing garage and erection of a single-storey side and rear extension. The site is located on Finches Close, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing access arrangement. The LHA does not anticipate that the proposed development would lead to a material intensification of use of the existing access.

An existing garage will be lost as part of the proposals. However, the site will retain hardstanding with provision for at least three cars, which is considered suitable for a dwelling of this size and location.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Lancing Parish Council:

Neutral - Lancing Parish Councillors request officers consider neighbour objections.

Relevant Planning History:

No planning history at the application property.

Planning permission granted at the neighbouring property to the south at No. 15 Finches Close for extension & extension to garage under L/189/77/TP/12111, decision issued 23/08/1977.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The front of the extension, which would measure the width between the side (south) of the dwelling and the boundary with No. 15 (approximately 2.48m), would be readily visible to the street scene and slightly more prominent by virtue of its positioning approximately 2m in front of where the existing garage is located. Notwithstanding this, the extension would still be set a significant distance from the street scene and situated towards the rear of the property to result in any material visual impact. Moreover, the height of the proposed extensions crown would be 2.8m which is the same height as the front of the existing garage. Whilst the crown would be at a height above the eaves level of the existing dwelling, the flat roof would harmoniously align with the eaves at a height of approximately 2.65m. It is therefore considered that the proposed extension would not be dominant in the street scene. Whilst the extension would result in the breaking of the uniformly aligned paired garages of No. 11 and No. 15, this would not be to the detriment of visual amenity; the proposed extension is of a sympathetic form, design and massing and would infill the 'void' area between the existing garage, conservatory, and rear building line of the dwelling. It is considered that the proposed development respects the character and layout of the existing dwelling and would not have a materially harmful impact to the setting of the surrounding area.

Residential Amenity

The most affected property would be the adjacent neighbour to the south (No. 15 Finches Close).

The scale of the proposed development is considered acceptable when read within the context of the site; the flat roof height of the extension would only marginally exceed what exists through the garage and would only project an additional (approximately) 0.55m depth to the rear. This depth would still be considerably set behind No. 15's garage's/ extension's rear projection which

extends further into their respective garden alongside the boundary with the application property and at a similar height to what is being proposed here. The front of the proposed extension on the other hand would project forward of No. 15's existing garage by approximately 2m, so there would be no screen. Whilst this 2m forward element would be an alteration to the views of No. 15 and would result in some loss of light at the end of this neighbour's driveway and rear hardstanding area, it is considered that the extension would not have a materially overbearing or overshadowing effect on this neighbour owing to the positioning of the extension in relation to windows of habitable rooms and areas of amenity. It is also of note that this neighbour is situated to the south of the application property. It is therefore considered that the proposed extension would be wholly acceptable in this context. The agent confirmed that the proposed extension would not encroach No. 15's land; the applicant should have regard to the Party Wall Act 1996 as advised as an informative in respect to the proposed positioning of the extension alongside the garage and extension of No. 15.

The proposed extension would not adversely impact the residential amenities of the neighbour to the north at No. 9 owing to the separation distance and situation of the extension to the south boundary.

The proposed openings would not result in unneighbourly overlooking owing to their positioning on elevations where they are already established and their orientation and distance from neighbouring amenity.

Other

In light of the comments made by WSCC Highways Authority, it is considered the proposed development would not give rise to any materially harmful issues that would render it unacceptable on highways grounds.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. No Openings South Elevation

Informatives:-

1. Proactive Amendment

   The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning

permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. Party Wall Act

You are advised to ensure that the development works accord with the Party Wall Act 1996, which set out responsibilities for the undertaking of works at or close to the party wall of any neighbouring owner. Further information can be found at: https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance

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

Case Officer: Jason Albon Date: 02.06.2023

Authorised by: Peter Barnett Date: 5/6/23