Development Management – Delegated Officer Report

Application Number: AWDM/0925/24 Recommendation: APPROVE

Site: 25 Freshbrook Road, Lancing, BN15 8DA

Proposal: Single storey rear extension with French windows leading onto an accessible ramp at the rear.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is situated on the north side of Freshbrook Road and no. 25 is a two storey end of terrace dwelling with a large two storey wraparound side and rear flat roof extension. The property has a limited front amenity area and parking for 2no. cars. The rear garden is small, and has many outbuildings along the boundaries, coming close to the rear of the dwelling also.

Next to the east boundary of no. 25 there is a driveway which leads to a dwelling constructed to the rear, no. 24A.

The street comprises a mix of terraced and detached dwellings, being a mix of single storey and two storey.

Proposal:

The application seeks permission for:-

- Single storey flat roof rear extension attached to the existing two storey extension;
- Shown to be 4.3m long (west), and measured to show approx.1.55m long (east) x 3.8m wide (north);
- The height of the extension is shown to be 2.7m high on the west elevation and 2.9m high on the east elevation;
- Level platform and ramp with balustrading, leading from rear (south) French doors down to garden level.

Relevant Planning History:

AWDM/0801/17 First floor side and rear extension to north and east elevations.
Approved 25.07.2017

Representations: Lancing Parish Council. No objection.

Consultations: None.

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 2023

Planning Assessment

Principle

The proposal comprises upgrading of 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 dwellings and their surroundings.

Visual and Residential amenity

The rear amenity area of the application site has many outbuildings on it, and some are positioned very close to the dwellinghouse. However, these outbuilding will have to be removed in order to make way for the proposed extension and ramp.

The extension will be positioned approx. 700mm from the boundary, and the height of the flat roof, at some 2.7m, will be some 700mm higher than the height of boundary fencing. However, to compensate for this the sheds which are currently close to the boundary will be removed, and the proposed extension will be positioned to the east of no. 23, therefore minimizing loss of light to that property. It is thereby considered that the rear extension will not have an overbearing impact on the existing visual and residential amenities of no. 23. It would be reasonable that a condition be attached to any permission which restricts windows in the side wall of the extension.

The extension will not be readily viewed from the street and other than no. 23, there are no other near neighbours to be affected by the proposal.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. Windows

Informative:

1. Approved following amendment.

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

Case Officer: Eve Hearsey Date: 13.09.2024

Authorised by: Peter Barnett Date: 13 September 2024