Development Control – Delegated Officer Report

Application Number: AWDM/0547/20 Recommendation APPROVE

Site: 8 St James Avenue, Lancing, BN15 0NN

Proposal: Single storey rear extension and front porch extension.

Date of site visit: 09.06.2020

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a semi-detached bungalow with a side garage set back from the bungalow which is linked to the neighbouring garage (no. 10). There is an infilled recess extension at the rear and a further rear extension between the infill extension and the boundary to no. 6.

The street scene is characterised by semi-detached and detached bungalows, many with rear extensions.

No. 8 is situated on the west side of St James Avenue within a street and surrounding that are on rising land as on a hill slope, therefore there are varying levels between properties and or the front/rear of individual properties.

Proposal

The application seeks permission for a rear extension to replace the existing rear extensions together with a front porch extension.

The extension will measure approx. 8m deep (measured from the rear wall of the original recess at the bungalow) x 7.8m wide x 3.5m high.

Relevant Planning History: None

Consultations: None

Representations: None received

Relevant Planning Policies

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

Planning Assessment

There is no objection in principle to the proposed development to provide a single storey rear extension with a false pitched roof and a front porch extension

The key concerns are the effects on the existing and residential properties, together with the visual amenities of the locality

Visual Amenity

The existing rear extension next to the neighbouring property no. 6 measures approx. 5m deep; and the extension across the remaining rear of the bungalow is some 3.5m deep.

The proposed extension is therefore some 3m deeper than the extension next to no. 6, and is also set off the boundary by some 600mm. No. 6 has a rear conservatory with a glazed side elevation facing no. 8.

However, the extension will project less than 3.5m beyond the neighbouring extension at no. 6 and thereby accords with the Council's SPG, further as no. 6 lies to the south of the application site, it is considered that the proposed extension will not result in overshadowing onto the neighbouring property.

The existing side garage will be partially removed in order to accommodate the rear extension and to provide a new gate through to the garden.

The front porch is subservient to the main front projection and its roof will tie in with the existing property, and will be in keeping with other porches within the street scene for example no. 13 opposite.

Residential Amenity

The neighbouring properties to the side of the application site, namely no.'s 6 and no. 10 would be the properties that could be affected by the rear extension, together with those at the rear, no.'s 3 and 5 Rossiter Road.

No.'s 3 & 5 Rossiter Road lie over 30m distant from the rear extension and therefore will not be affected by the extension.

No. 10 to the north is on higher land and is there is a gap between the properties of approx. 4.5m. The proposed extension shows no windows in its side elevation facing no. 10, and a condition on any approval will prevent windows being put in at a future date without the submission of a planning application.

No. 6 is the contiguous property and the proposed extension will project less than 3.5m beyondn the existing side extension to that property. This figure is in accordance with the Local Plan SPG on Extensions and alterations to dwellings, and thereby is acceptable. A condition on any approval regarding windows to the side elevation will also be appropriate.

It is not considered that the porch will affect the residential amenities of neighbouring properties.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials
4. No windows in side elevations

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 22.06.2020

Authorised by: Peter Barnett Date: 22 June 2020