Development Management - Delegated Officer Report

Application Number: AWDM/0181/14 Recommendation – Approve

Site: 2 Russells Drive, Lancing, West Sussex BN15 8BT

Proposal: Single-storey extension to south side

Date of site visit: 24 February 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached bungalow located on the corner of Russells Drive and Kings Road. It is proposed to form a single storey extension at its southern end measuring 3.8m deep, 5.7m wide and 4.9m high. It will have a gabled roof to match the existing roof, but will be set down slightly from the main ridge and set in from the west side to create a subsidiary form.

Relevant site history

None received

Consultations

Lancing Parish Council: No objections

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)

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 dwelling and its surroundings.

Visual amenity

The extension will bring the bungalow closer to Kings Road, the impact of which is made more pronounced by the angled boundary with Kings Road formed by the splays at the entrance to Russells Drive. However, the extension will be 9m from the road and will be no closer than the neighbouring dwelling to the east or the dwelling on the opposite corner to the west. Two windows are proposed in the end elevation to replicate the existing elevation and to add interest. On balance, the proposal is not considered to be overly prominent and it will not harm the character or appearance of the street.

Residential amenity

The proposal will not harm the residential amenities of neighbouring occupiers. The only directly affected property is 104 Kings Road to the east. It has a side window which will lose some light and outlook as a result of the proposal. However, the affected room is also served by a window in the south elevation and the impact is not considered to be harmful. Windows are proposed in the side elevation of the extension facing the window at No.104 and, while the eaves height of the extension will be approximately level with the top of the boundary fence, it is recommended that the windows and doors on the east elevation are obscure glazed to prevent opportunities for overlooking.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Obscure glaze side windows and doors
3. Approved plans

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

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: Peter Barnett Date: 20 March 2014

Authorised by: Gary Peck Date: 20 March 2014