Development Control – Delegated Officer Report

Application Number: AWDM/0249/16 Recommendation – APPROVE

Site: 3 Monks Avenue, Lancing, West Sussex BN15 9DJ

Proposal: Demolition of existing porch and construction of single storey side extension

Date of site visit: 14.04.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached house located on the north side of Monks Avenue. There is a gap of approx. 1m between the existing house and a detached garage onto the boundary with no. 7, the rear section of the garage is divided as a shed. The door to the shed is in a poor condition. Between the brick shed and the house is a glazed lean-to which also is in a very poor condition.

There is a small rear garden, with fencing of approx. 2m in height to no. 1 and no. 5, and approx. 1.8m on the rear boundary. Behind the rear boundary is a strip of land excluded from residential gardens, which is shown on maps as a water ditch of some form. Viewed from the garden of the application site, it is noted that there are trees growing out of this ditch area.

The locality of the area comprises predominantly two storey semi-detached residential properties

Proposal

Planning permission is sought to largely keep the existing garage to the front, and to demolish part of the rear of the building and replace by a single storey, which will continue behind the former shed. The extension would measure some 4.25m wide x 4m deep. The height of the proposal would be the same as the raised front section of the existing garage, i.e. approx. 2.9m (the rear section of the existing garage will be raised to meet the front height).

An external door will be provided in the new extension facing forward (south); glazed double doors and side small windows to the rear (north); and a flat roof rooflight. No windows or other openings are shown on the side elevation (east) facing the neighbouring property no. 5, and if approved, a condition preventing any window or other opening being provided on this elevation would be appropriate.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension would occupy a similar position to the existing run-down lean-to extension and the rear of the existing garage. It will also fill the gap behind the brick shed and lean-to. Further, it is located towards the rear of the existing residential property, and thereby it is unlikely that it will have any impact on the visual amenities of the locality or the street scene.

Residential Amenity

With regard to the neighbouring property no. 5, the existing run-down lean-to, and the garage, and rear section of the garage, would be visible from their side windows and above the fence line, the replacement extension will be higher than the fence by some 900mm, and even though it will be longer, the development will be of the same height as the existing built form on the boundary, and thereby will not be unacceptable

For the reasons given above, it is considered that the new extension will be much tidier than the existing run-down development close to the boundary with no. 5, and thereby will be preferable to their residential amenities. No windows are proposed on the side elevation of the proposal, and a condition preventing future windows would be appropriate to maintain the existing residential amenities of the neighbouring property.

Recommendation

APPROVE

1. Standard time limit
2. Approved plans
3. Materials to match existing
4. No new windows or other openings on the side elevation to no. 5

Informative

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.

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

Case Officer: Eve Hearsey Date: 15.04.2016

Authorised by: Jo Morin Date: 15.04.2016