Development Management - Delegated Officer Report

Application Number: AWDM/1184/15 Recommendation – Approve

Site: 11 Firle Road, Lancing

Proposal: Single storey side extension; conversion of garage to habitable room; replacement enlarged rear terrace with privacy screen and storage under (existing terrace removed)

Date of site visit: 3 September 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow on the south side of Firle Road. The land drops from north to south and the property has a raised terrace across part of the rear of the building and a flat roofed garage attached to its west side, which projects beyond the rear of the bungalow.

The application proposes to extend the terrace across the rear of the building with a 1.8m high privacy screen installed at its eastern end. It is proposed to provide storage within the space below the terrace.

The garage is to be converted into a bedroom and a new extension is to be constructed in front of the garage to provide a kitchen and utility room. The extension will measure 6.7m long and 2.2m wide. It will be 2.3m high to the eaves at the front and 3.1m high to the eaves at the rear. It will have raised rooflights on its flat roof, partly obscured by a false pitched roof around the edge of the extension.

Relevant site history

ADC/0170/09 - Extended rear decking area – refused

ADC/0228/09 - Raising of rear garden level by 1m, new retaining wall 1m high and new fence and trellis 1.7m high on side and rear boundaries – approved

Consultations

Lancing Parish Council: No objection

Southern Water: Connection to public sewer required

Representations

2 letters of objection received from the occupier of 13 Firle Road raising the following concerns:-

- Loss of light and increased tunnel effect
- Outlook onto long blank wall – increased sense of enclosure
- Possible damage to driveway
- Will affect property value
- Excessively long

Relevant Planning Policies

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' National Planning Policy Framework (March 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 side extension will be set back from the front wall of the bungalow by 1m and will have a subsidiary appearance, with a low roof and eaves line up with the existing eaves. It is not considered that it will result in visual harm to the character and appearance of the building or its surroundings.

The extension to the terrace is at the rear and will also have an acceptable visual impact.

Residential amenity

The application property is at a slightly lower level than its neighbour to the west, No.13. The proposed side extension will be built up to the shared boundary with No.13 and concerns have been expressed by the occupier of that property at the impact on his light and outlook.

There are 3 windows at the side of No.13 facing the site and they are all obscure glazed, serving a bathroom, toilet and entrance porch. There is currently a decorative, part-solid, brick wall running along the boundary, almost as high as the garage at No.11. The driveway of No.13 will ensure that a distance of 2m will be retained between the side of No.13 and the extension. Towards the rear, there are steps leading from the kitchen to the driveway and garden of No.13 but these predominantly face towards the existing garage at No.11 rather than the extension.

It is therefore considered that, while the extension will bring No.11 closer to No.13 for almost the entire length of the property, it will not cause a serious loss of light or outlook for the occupier of No.13 due to its relatively low height and the lack of impact on habitable rooms.

At the rear, the extended terrace will bring it closer to the eastern boundary with No.9. Unlike the previous refused proposal from 2009, the terrace is not being extended outwards and will not enable views back towards the rear windows of No.9. Furthermore, a 1.8m high privacy screen is proposed along the eastern edge of the terrace which will prevent views towards the neighbouring property. It is not considered that the proposed extension to the terrace will cause a loss of privacy or amenity for neighbouring occupiers.

Accessibility and parking

The existing garage is to be converted and an extension built on much of the driveway. However, space will remain for 1 car to park off the road and it is not considered that the proposal will increase congestion or result in any risk to highway safety.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. No windows or other openings in west side wall of the extension other than approved
4. Use ancillary
5. Balcony screen to be installed before use
6. Permission relates to 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: 21 September 2015

Authorised by: Gary Peck Date: 21 September 2015