Development Control – Delegated Officer Report

Application Number: AWDM/0682/19 Recommendation – APPROVE

Site: 51 Greet Road, Lancing, BN15 9NS

Proposal: Demolition of existing garage and conservatory and construction of single storey rear/side extension hip to gable roof extension and rear dormer.

Date of site visit: 20.06.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The property is a semi-detached bungalow positioned on the east side of Greet Road, Lancing. There is a small mono pitch rear extension and side lean-to extension, and forward of the side lean-to is an attached garage, both of which are very close to the boundary with no. 53.

Currently building works are progressing on no. 53 which is providing rear dormer and a hip to gable extension; no. 55 has a rear dormer; no. 49 has a rear dormer and ground floor extension.

The proposal seeks permission for a single storey side/rear extension; a hip to gable extension; and a rear dormer extension. The side/rear extension will be level with the front wall elevation and continue along the side and protrude from the rear elevation, as amended, by 4.2m and will be 4.5m wide. It will have a flat roof taking its overall height up to approx. 3m.

The plans indicate that the rear dormer will measure approx. 8.3m wide x 2.5m deep x 2.3m high. The hip to gable will maintain the existing plain of the front and rear roofslopes and will be the same height as the existing ridge.

Relevant History: None

Consultations: None

Representations: Lancing Parish Council: No objection

Objection from 53 Greet Road to original plans:

- Object to the 5.7m depth of the extension but would agree to an extension no more than 4.7m.
- Object to the proposed height but would agree to a 3.4m height.

Relevant Planning Policies

Adur Local Plan: Policy 15

National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the extensions proposed subject to the amenities of the existing residential properties and the character of the area in general.

Visual Amenity:

Many properties within the street and surrounding area have undergone or are undergoing works to extend the bungalows by way of dormers; hip to gables; and/or rear extensions.

The roof extensions will be in accordance with neighbouring properties and will not look out of keeping. The side extension will replace the existing garage and lean-to side extensions, plus small rear extension. The roof will be flat, and is considered that it will not result in harm to the visual amenities of the area or specifically, the neighbouring property no. 53.

The rear extension will measure 4.2m in depth and will be in close proximity to boundary wall with the neighbouring property no. 53. The existing boundary is approx. 1.8m in height, and the proposed flat roof extension will be some 3m in height.

The original submission was for a rear extension of 5.7m in depth, which has been amended down to 4.2m, being a reduction of 1.5m. Further, the original application had a false pitch roof to the extension which took the overall height up to approx. 3.5m, the flat roof as now proposed is approx.3m. It is considered that these reductions to the rear extension will provide an extension which will not materially affect the visual amenities of the neighbouring property no. 53.

Residential Amenity:

The properties that could be affected by the proposal are the direct neighbouring properties no.'s 53 and 49 Greet Road, and properties to the rear in Pratton Avenue. However, the properties to the rear are more than 30m distant and thereby will not be affected by the proposal.

The proposed extension will be some 6m from the boundary with no. 49 to the south, and that distance is considered acceptable for the proposed dimensions of the extension to the rear of the bungalow which will not result in material harm to that property.

The side extension will be very close to the boundary with no. 53, and it is considered that the section between the existing bungalow and the boundary with no. 53 will largely not be materially different to the existing garage and lean-to that currently is positioned within this space, indeed it is considered that it will tidy up this section by having a uniform roof.

The remaining section protruding from the back of the existing dwelling out to the rear by some 4.2m is not considered to have a material effect onto no. 53 particularly given that there is an existing fence in this position. The extension will be approx. 1.5m higher than the fence, but the length of the extension has been reduced down by 1.5m from the original submission and is now considered not to have an unacceptable impact onto the neighbour. Indeed the neighbour has written in to suggest a reduction in length and height which is greater than the reduction gained.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No windows on elevation facing no. 53

Informative:

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 23.07.2019

Authorised by: Peter Barnett Date: 23 July 2019