Expiry Date - 05/05/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0271/23 Recommendation – APPROVE

Site: 31 Greet Road Lancing West Sussex BN15 9NS

Proposal: Single Storey Rear Extension

Date of site visit: 11/04/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the east side of Greet Road within a low-scale residential area of Lancing. The property is a single-storey link-detached bungalow with the neighbour to the south No. 29. The property comprises predominantly painted brick and render elevations with a hipped roof and gable to front protrusion. The property is set back from the public realm behind a grass area and hardstanding driveway (south) and footpath (north) to either side. A side access gate to the north of the property leads to the rear which is comprised of a large square shaped patio area. The rear elevation of the property is of an obscure shape and exhibits a greenhouse-like conservatory projecting from the centre of the rear of the property.

The street scene on Greet Road comprises aligned detached/ link-detached/ semi-detached bungalows of similar massing, form and plot size.

Proposal:

Permission is sought to demolish the existing greenhouse-like conservatory and to construct a single-storey rear extension to infill the void left between the two existing projections to the rear.

The existing greenhouse-like conservatory is comprised wholly of transparent glass panels and measures approximately 2.75m deep, 3.2m wide, and 2.45m at peak height. By contrast, the proposed extension would measure approximately 3m deep, 4.35m wide, and 2.9m at flat roof height. The only openings proposed would face into the applicants own garden to the rear (east). Matching materials would be used for the elevations of the extension and the roof would be constructed using felt or similar.

Representations: None received.

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Consultations:

Lancing Parish Council: No objection.

Relevant Planning History: None**.**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The proposed extension would not be readily visible from public areas and would therefore pose no impact to the street scene by virtue of its positioning to the centre of the rear elevation. Whilst the proposed extension would only marginally exceed the existing greenhouse-like conservatories footprint, its flat roof above the eaves of the original dwelling and solid form would appear significantly more utilitarian compared to the current 'lightweight' appearance of the greenhouse-like conservatory which exhibits transparent glass panels to every elevation and the roof. Notwithstanding this, the proposed extension's elevations would be comprised of suitable materials which reflect the property and its implementation into the void between the two rear projections of the building line would harmonise with the existing layout. The extension would not pose an unacceptable impact to the visual amenities of the area by virtue of its proportion, design, and scale when read within this context.

Residential Amenity

Whilst it is acknowledged that the application property's rear building line is set in front of the adjacent neighbours', the proposed extension is of a modest size and would not be harmful to residential amenity by virtue of the separation distance and it's positioning to the centre of the rear elevation at a reduced depth owing to the obscure layout of the property; the extension would only project an additional (approximately) 1.4m from the north of the rear building line and 2.2m from the south of the rear building line. The

extension would not give rise to an overbearing form of development or loss of light for neighbours. No overlooking would occur as the only openings are proposed to the east (rear) of the property, where they are already established.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials

Informatives:-

1. 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: Jason Albon Date: 04.05.2023

Authorised by: Peter Barnett Date: 4 May 2023