Development Control – Delegated Officer Report

Application Number: AWDM/1288/21 Recommendation APPROVE

Site: 181 Tower Road, Lancing, BN15 9JL

Proposal: Single storey side and rear extensions and front porch.

Date of site visit: 18.03.2020 (no. 183) Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a semi-detached, two storey, hipped roof dwelling situated on an internal corner, on the southwest side of Tower Road. As it is on a corner, it thereby has a wider than average rear garden, and backs onto a detached building 'Shermanbury Court' a 2 ½ storey development of 14no. flats which is accessed off Carnforth Road to the north-west of the application site.

181 Tower Road is within a group of houses which are set back from the main part of Tower Road, and have a green triangular section of amenity land to the front.

The rear of the property is on slightly higher land than the garden, and thereby has a raised patio area directly behind the dwelling. There are also outbuildings within the rear area.

Many properties in the area have undertaken rear extensions, some as deep as the application site e.g. no. 177 has an extension some 4.1m deep, and the neighbouring property no. 183 is nearing completion for their 4m deep rear extension.

Proposal

The application seeks permission to provide:-

- Pitched roof entrance porch to the front of the property. Shown to be 2.23m wide x 1.5m deep x 3.465m high;
- Single storey side utility extension. Shown to be 3.695m wide x 2.45m deep x 3.67m high (2.52m to the eaves); and
- Single storey rear extension. Shown to be 6.145m wide x 4m deep x 3.76m high (2.41m to the eaves)

Relevant Planning History: None

Consultations:

Environmental Health – Pollution:

Recommend precautionary condition, given that the land at the rear is associated with contaminated land.

Recommend hours of use for the construction

Environmental Health – Private Sector Housing
No objections

Representations: Sompting Parish Council: No objection

Relevant Planning Policies

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

Planning Assessment

There is no objection in principle to the proposed development to provide the single storey extensions. The key concerns are the effects on the existing neighbouring residential properties, together with the visual amenities of the locality

Visual & Residential Amenity

Many neighbouring properties have front porches added to the original dwellinghouses, the designs of which vary. There are pitched roof canopies over the front doors and glazed PVCu flat roof conservatory types plus flat roof and pitched roof brick ones. What's more, the design of the proposed porch is the same as that recently approved for the adjoining neighbour no. 183 (AWDM/0674/20 refers). The porch therefore is in character with the street.

The side utility extension will extend off of the kitchen towards the boundary with the neighbouring property no. 179 the nearest corner will be approx. 900mm from the mutual boundary, and then a further approx. 2.5m to the side wall of the neighbouring dwelling; the widest distance from the rear of the extension to the neighbouring side wall of the dwelling would be approx. 6m. It is considered that the widening angle of distance together with the extension being to the west of no. 179, will mean that there will be little, if any, loss of light or overshadowing to no. 179.

The design of the utility extension reflects that of the house, the porch and the rear extension.

The proposed rear extension will look very similar to the adjoining neighbours (no.183) approved rear extension, and it will be the same depth as that approved at no. 183, i.e. 4m. The height and width will also be very close if not the same as no. 183. The application extension is not shown to be on the boundary with no. 183 as they have left a narrow gap, as too has the

neighbouring extension at no. 183, and the building works of the neighbouring extension is now near completion.

Because of the angle of the dwelling from its neighbour at no. 179, and because no. 179 is to the east of the proposal, it is not considered that the rear extension would result in any material overshadowing or overbearing onto the neighbour property.

With regard to design, the porch; side utility extension; and rear extension marry well, and also reflect attributes of the existing dwelling. The design of the proposal is thereby in character with its environment.

NB: The suggested condition for hours of building works from Env. Health, this is an unreasonable condition for householder type extensions, and would normally be applied, if necessary, to the construction of larger forms of development such as new housing.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. Windows

Informative

1. Approved without amendment
2. Precautionary land contamination

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

Case Officer: Eve Hearsey Date: 14.10.2021

Authorised by: Peter Barnett Date: 14 October 2021