Development Management – Delegated Officer Report

Application Number: AWDM/1055/22 Recommendation: APPROVE

Site: 43 Irene Avenue, Lancing, West Sussex

Proposal: Proposed two storey side extension, including roof extension to form new gable end, rear dormer, ground floor rear extension.

Date of Site Visit: 26th July 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a semi detached two storey dwelling with a single garage attached to the side. There is an access road directly to the side of the site to the south. Within close proximity to the site buildings are of a similar form and design and within the street as a whole there are a variety of dwelling styles.

Consent is sought for a two storey side extension with a hip to gable roof extension, rear flat roof dormer and single storey flat roof rear extension, 4.7 metres in depth. Amended plans have been received which show the rear dormer reduced in scale.

Representations

None received

Lancing Parish Council: - No comment

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The two storey extension to the side and gable roof will alter the appearance of the dwelling by increasing the bulk of the building and altering the design. It is however considered, on balance, that the change can be supported as it does not result in any harm to the character and appearance of the building or street scene. The property is adjacent to an access, therefore the extension does not bring the building close to the boundary of the adjacent dwelling. It will not result in a cramped form of development or result in a terracing effect. Development Management Standard No. 2 states that two storey extensions should be set in from the side boundary by 1 metre. In this case the extension is on the boundary, however due to the spacing retained by the access there is no risk of a terracing effect. Space remains between the site and the neighbouring property. Therefore in this case the set in is not required. The loss of the hipped roof will create a different roof form from those properties adjacent however this change could be created under permitted development and therefore it is not considered that this could be resisted also. The change in design does not result in significant harm to the street scene or existing dwelling to warrant a refusal in this case. There are other gables in the street.

The dormer as amended is not overly large and is centrally positioned. The roof slope remains visible, therefore this will not overly dominate the building. The single storey flat roof extension will not be visible within the street scene; it is subservient to the main dwelling. Materials will be used to match existing.

Residential amenity

The single storey extension will be adjacent to the boundary of the attached dwelling, which has a large extension of its own. There is an existing extension and the proposed addition will be slightly deeper at 4.7 metres. There will be no adverse impact in terms of loss of light, privacy or overbearing impact. The access road separates the extensions from the property to the south. The building will be closer than existing however no loss of light or overbearing impact will occur. There are windows at ground floor which will be screened by the boundary fence. A first floor window is shown as being obscurely glazed and high level opening only.

The rear dormer is more than 22 metres from properties to the rear of the site, indirect overlooking will occur to properties either side of the site however this would occur if a dormer were to be built under permitted development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the south elevation, first floor window obscurely glazed and high level opening only.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 1st November 2022

Authorised by: Peter Barnett Date: 1 November 2022