Development Management - Delegated Officer Report

Application Number: AWDM/0493/19 Recommendation – APPROVE

Site: 88 West Way, Lancing, BN15 8NB

Proposal: Single storey side extension to east elevation (Amended resubmission of AWDM/1608/18 showing increased height of parapet roof and squaring of rear wall).

Date of site visit: 23.11.2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is positioned on the north side of West Way and is a semi-detached bungalow, with a narrowing rear garden. The street scene comprises predominantly semi-detached bungalows.

Its neighbour, no. 86 West Way, is on a corner junction and is thereby sited forward and at an angle to the application site. No. 86 also has a side extension next to the application site. The extension is located close to the extension relating to no. 86 West Way.

The proposal seeks permission to amend the roof design structure from a false pitch with a flat roof to a differing false pitch with a valley to the host dwelling.

The other change would be in the shape of the extension from an angle at the rear to a defined step which will put the rear corner of the extension nearer to the boundary with no. 86.

Representations:

Lancing Parish Council: No objections

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 2018

Planning Assessment

Principle

The proposal comprises upgrading 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 proposed extension is to the front side of the bungalow and sits very close to the neighbouring property, no. 86, which itself is set forward of the application site and because of it being a corner site, it is positioned at angle.

The proposed change in the approved roof will be in keeping with the design of the existing dwelling and will tie in acceptably with the neighbouring extension.

The change in floor shape to the rear of the extension will mean that the outside corner will be closer to the neighbouring boundary with no. 86. However the built form in the street scene sees many examples of building built very close to boundaries. In this instance, it is not considered that the corner point close to the boundary will unacceptably harm the neighbouring properties amenities.

Residential amenity

It is not considered that the changes proposed to those of the earlier permission will have any material effect onto the neighbouring property no. 86 above that of the earlier approval with regard to their residential living conditions by way of overshadowing; overlooking; or overbearing, and will be acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Materials to match existing
3. No windows in side elevation facing onto no. 86

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

Informative:-

1. Approved without amendments

Case Officer: Eve Hearsey Date: 21.05.2019

Authorised by: Peter Barnett Date: 21 May 2019