Development Management - Delegated Officer Report

Application Number: AWDM/0702/18 Recommendation – APPROVE

Site: 6 Swanbourne Close Lancing, West Sussex

Proposal: Single storey side/rear extension with garden storage under (existing garage demolished)

Date of site visit: 10th July 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a gabled roof bungalow with rooms in the roof it is within a cul de sac in North Lancing. Due to the topography of this part of Lancing the ground levels drop from north to south. The rear garden is therefore at a lower level than the street. There is raised decking to the rear accessed from ground floor.

As existing there is a flat roof garage to the side of the bungalow, the proposal includes the removal of this garage and the erection of a single storey extension to the side of the bungalow. The proposed extension is deeper than the existing garage extending beyond the rear of the bungalow by 2.6 metres. The extension is 3.6 metres wide at the front widening to 4.7 metres to the rear. It is of flat roof design with a dummy pitch to the front. The extension will provide a study/games room at the front and dining room and a kitchen to the rear. The kitchen will wrap around slightly to the rear of the bungalow with west facing bifold doors which, due to the significant change in levels will lead onto the existing raised decking to the rear. A window will face south with storage underneath.

Representations

None received

Lancing Parish Council: - No objection

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 (March 2012)

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

When viewed from the street scene the dummy pitch roof will be a visual improvement to the existing flat roof garage, also when viewed from the side the increased height and depth will be visible. It is however considered that this increased scale is acceptable here. The extension will not be overly prominent within the street scene.

Residential amenity

It is considered that both the neighbouring properties either side of the site would be impacted by the development in this case. No. 8 to the east has an existing driveway and flat roof garage adjacent to the boundary. The solid wall adjacent to this boundary with increased height and depth could be considered overbearing here yet the adjacent bungalow itself is set in from the boundary, 4 metres as shown on the submitted block plan. The proposed extension does not extend beyond the existing flat roof garage at no. 8, this will offer some screening. On balance therefore it is not considered that there will be any significant loss of light or overbearing impact to the rear of the adjacent bungalow. There are side windows at the adjacent bungalow which will face onto the side elevation of the extension. It is not considered that this development will have such an impact here to warrant a refusal these windows as existing look onto the side of the flat roof garage. They also appear to be secondary windows.

The proposed bifold doors serving the new kitchen and providing access from the extension to the existing decking will be facing west toward the boundary with no. 4. The decking already exists to the rear of the site and its use will remain it is therefore not considered that any screening is required or justified here. However the addition of the glazing may result in some loss of privacy to the rear garden area of no. 4 due to the elevated position of the openings. However, due to the distance of the bifolds from the boundary being 10.5 metres it is not considered that any overlooking will be significant here and would not warrant refusal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No openings on the east side elevation.

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

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.

Case Officer: Hannah Barker Date: 10th July 2018

Authorised by: Peter Barnett Date: 10 July 2018