Development Control – Delegated Officer Report

Application Number: AWDM/1244/19 Recommendation – APPROVE

Site: 62 Old Shoreham Road, Lancing

Proposal: Demolition of existing infill side extension and construction of single storey infill extension to west elevation.

Date of site visit: 22.08.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is a semi-detached bungalow situated directly to the side of the A27 trunk road, via a service road. There is an existing extension to the side (south west) without windows etc., and it is this extension which is the subject of this application.

The neighbouring properties also lie directly next to the A27 and there are no direct properties to the rear of the application site.

Proposal

The proposal seeks permission to demolish an existing partially built extension and construct a single storey side extension. The extension will be an infill between two existing extensions protruding to the side, and will measure approx.4.7m long x 2.4m wide x 3m high (3.3m to the top of the rooflight).

Planning History*:* None

Representations: None received

Relevant Planning Policies

Adur Local Plan: Policy 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the character of the street scene in general.

Visual Amenity

The proposed side extension will be an infill extension and a replacement to a partially constructed extension. It will be no higher or deeper than the existing rear side structure, but it will be marginally higher than the existing front extension by approx. 400mm. It will also be higher than the front side garage extension by approx. 500mm. This increase will not be demonstrable with regards to the visual amenities of the character of the area, or the street scene in general.

Residential Amenity

The only property that could be affected by the proposal would be the neighbouring property to the side, no 60. Currently they look onto the unfinished extension and other than the slight increase in height, the replacement extension will not look too dissimilar in appearance. Further, no. 60 has high level windows at the side facing the application site and thereby the view onto no. 62 will not be a dominant view.

It is not considered that the new infill extension will result in any unacceptable loss of residential amenity to the neighbouring property.

Recommendation APPROVE, subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to match existing

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

1. Approved without amendment

Case Officer: Eve Hearsey Date: 03.10.2019

Authorised by: Peter Barnett Date: 3 October 2019