Development Control – Delegated Officer Report

Application Number: AWDM/1003/16 Recommendation – APPROVE

Site: 23 Leconfield Road, Lancing, West Sussex

Proposal: Part single part two storey rear/side extension.

Date of site visit: 19.07.16

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is a two storey end of terrace within a row of similar style dwellings. The street as a whole although residential is formed of a variety of style of dwellings with a varied character.

There is off-street parking to the front of the property with a front bay, the property is rendered. To the side there is a flat roof addition which is set back from the frontage which provides a kitchen extension. There is also an existing rear conservatory extension, utility room and shed.

Permission is sought to remove the existing rear extensions with the side addition retained and modified to include a side and rear part single storey and part two storey addition. The extensions will provide a bedroom and bathroom at first floor and an enlarged living space at ground floor.

The side extension is 1.7 metres wide. The two storey section is the same width although set back slightly from the existing ground floor with a sloping pitched roof. The two storey element will extend to the rear by 5.6 metres with a maximum width of 4.2 metres. The ground floor extension is the full width of the property with the 1.7 metres to the side in addition, therefore a width of 7.2 metres and a depth of 3.15 metres. The two storey section is of hipped roof design, with tiles and render to match existing. The ground floor sections have sloping tiled roofs with the roof to the rear inserted with two rooflights.

Consultations:

Lancing Parish Council*:* - No objection

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’

National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The main part of the extension is to the rear of the dwelling however there is part of both elements visible to the side. It is considered that in the light of the existing flat roof side extension and the set back of the extension being 5 metres from the front of the property that this is acceptable. The use of sympathetic design with hipped roof and matching materials also contributes to the subservience of the extension. It is considered to be in-keeping and not detrimental to the visual amenities and the character of the area. A condition is attached to ensure that the tiled cills are to match existing in the new extension.

Residential Amenity

The main properties to be affected are those either side of the site. No. 21 to the north and the attached terrace, no. 25 to the south. The attached dwelling to the south has an existing flat roof extension to the rear adjacent to the boundary. This is not to the depth of the proposed extension yet there is a blank elevation and due to the proposed single storey extension abutting this boundary at a depth of 3.15 metres it is considered that this is acceptable. Development Control Guidance states that where there is no extension at an adjacent, attached dwelling the extension could extend to 3.5 metres at single storey level before it is considered to have any adverse impact. In this case in the light of the limited depth of 3.15 metres and the adjacent extension there would be no loss of light or over bearing impact that would warrant a refusal in this case. A condition is attached to ensure that no openings are formed on the side elevation to protect the privacy of the neighbouring property.

The two storey element is set away from the boundary to the south by 3.2 metres this combined with the depth of the two storey extension being 3.1 metres would not result in any loss of light or overbearing impact in this case. A condition is again attached here to ensure that there are no openings inserted in the side elevation of the first floor addition.

To the north is no. 21 a detached dwelling. There is a garage building adjacent to the application site which provides separation and screening between the application site and the neighbour. There are no windows in the side elevation of the garage. A window is proposed in the north elevation of the proposed extension serving the sitting area. Due to the adjacent garage it is not considered that this window will need to be obscurely glazed. There will be no neighbour amenity impact in this case. With safeguarding conditions referred to above it is considered that the extension would not result in any overbearing impact, loss of light or privacy in this case.

Recommendation

APPROVE

1. 3 year
2. materials to match
3. approved plans
4. no additional openings in the north and south elevation at ground or first floor.
5. The cill detailing which is an integral part of the original dwelling shall be replicated on the cills of the extension hereby approved.

Informative

1. Proactive statement no amendments

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

Case Officer: Hannah Barker Date: 25th July 2016

Authorised by: Jo Morin Date: 26.07.2016