Development Management - Delegated Officer Report

Application Number: AWDM/0574/19 Recommendation – APPROVE

Site: 33 Brook Way, Lancing, BN15 8DQ

Proposal: Demolition of existing garage, porch and conservatory and construction of single-storey rear and side extension plus front dormer and roof light and first floor window to west side.

Date of site visit: 29.05.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings:

The site comprises a semi-detached bungalow within a street that is characterised by a mix of detached and semi-detached bungalows.

The existing rear extension to the property has been demolished as has the detached garage on the boundary with no. 35.

No 35 has a large rear dormer and pitched roof extension plus a conservatory extension directly behind the existing rear extension. They also have a garage to the side boundary with no. 33.

No. 33 has a garage onto the boundary. There is currently an approx. 1m gap from no. 33 to boundary with no. 31, and an approx. 4m gap between the application bungalow and no. 35.

The proposal seeks permission to construct a flat roof, wrap-around extension onto the rear and side of the bungalow, which will measure approx. 9.4m across the rear boundary (south) and approx. 8m on the side (west) boundary; the depth of the side elevation will be approx. 3m and a depth of 5m on the rear section. There will be a flat rooflight within the proposal

The application also includes a front dormer measuring approx. 2.5m wide x 2m deep x 1.5m high.

Other alterations will include:

- Front (north) elevation, replacing the former bedroom window with a front door and wing window; rooflight to roofslope;
- Side (west) elevation, removal of porch and bricking up existing door, and the bottom part of a window, installing a new window at first floor;
- Side (east) elevation, new window to serve lounge; and
- Rear (south) elevation, a window and folding doors within the new extension.

Representations: 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 2019

Relevant Planning History:
None

Planning Assessment

Principle:

There is no objection in principle to the proposal which would extend the existing property. The key concerns are the effects on the residential and visual amenities on the neighbouring properties and the character of the locality.

Visual and residential amenities:

The existing rear extension and garage have already been removed already; all that is remaining is the concrete base of the original buildings.

The new rear extension will be some 5m deep x 9.4m wide x approx. 2.6m high, and although 5m in depth it will not have an unacceptable impact on its neighbour no. 31 as there is a separation distance between the side walls of the neighbour with the application site of some 4m distant, and further, no. 31's garage lies onto the boundary with the application site, thereby largely screening the proposal.

The proposed extension will continue from the rear to along the side, resulting in a wraparound extension. The side extension will measure some 3m wide x 8m long x 2.6m high., and will be positioned approx. 3m from the boundary with no. 35, who also have a brick garage positioned to the boundary which will largely screen the proposal.

The design of the extension will not be out of keeping with the existing built form and satisfactory spacing will be maintained around the building.

Residential amenities:

The residential properties that could be affected are the neighbouring properties no.'s 31, 35, and 28 (opposite) Brook Way; plus no.'s 50 and 52 Seaside Avenue.

No.'s 50 and 52 Seaside Avenue will be approx. 30m distant from the rear of the proposal and thereby will not be affected by the works.

No. 28 Brook Way is opposite the application site, and therefore, as such, it is considered that at a distance of more than 25m to the dormer and 30m to the front of the side extension, it will not be affected by the proposal either.

The direct neighbours no.'s 31 and 35 Brook Way would be the most affected by the proposal. There will not be any windows in the side elevations of the proposed extension, thereby there will not be any opportunity for overlooking, and the extension will be no closer to no. 31 than the existing dwelling, and will be partially screened by the existing garage structure, and thereby will not result in any material harm to no. 31.

No. 35 is approx. 3m distant from the extension, and there will be no overlooking issues as there are no windows proposed in the side elevation facing no. 35; and the separation distance is considered to be a reasonable width for side elevations.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials to match existing
4. No windows in east or west side elevations of extension

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

Informative:-

1. Approved without amendments

Case Officer: Eve Hearsey Date: 04.06.2019

Authorised by: Peter Barnett Date: 4 June 2019