Development Management – Delegated Officer Report

Application Number: AWDM/1603/17 Recommendation – APPROVE

Site: 1 Mash Barn Lane, Lancing, West Sussex

Proposal: Single storey side/rear extension

Date of site visit: 4.12.17

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached gable roof chalet bungalow. There is a driveway to the front and side and a garage with monopitch roof set back to west of the bungalow.

Consent is sought to remove the existing garage building and build a single storey pitched roof addition in a similar position although of a bigger footprint and attached to the side of the main dwelling. The building is 10.9 metres long, 4.4 metres wide and is designed with a roof to match the gradient and design of the main bungalow. It has a maximum height of 4.25 metres. The building will provide a study, bathroom and garden room. It will be linked internally to the main house and there will be double doors from the garden room onto the rear garden. There will be an entrance door to the front of the addition.

Consultations

Lancing Parish Council: - No objection

Representations: None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan as modified in accordance with the inspectors recommendations Policy 15 (2016)
National Planning Policy Framework (CLG 2012)

Planning Assessment

There is no objection in principle to the proposed extension to a dwelling house within the built up area. The main issues for consideration here are the impact upon the character and appearance of the existing dwelling and street scene and residential amenity.

Residential amenity

The building is in a similar position to the existing garage however it is higher and wider. It increases in width to the rear due to its link into the roof of the main dwelling. It is however set in from the boundary by 0.9 metres, the existing garage is built up to the boundary. The main property to be impacted is no. 3 to the east of the site. There is currently a large side addition nearing completion at no. 3. There is a window facing onto the side boundary which appears to serve the garage according to the approved drawings. However this window is already receiving limited light and has limited outlook due to its position. It is not considered that any impact here would warrant the refusal of the development in this case.

Due to the long rear garden it is not considered that there will be any significant over looking or detrimental impact to dwellings to the rear. To the west, no. 1A Marsh Barn Close is not impacted the main dwelling, no. 1 screens the extension from this neighbour.

Residential amenity is further protected by attaching a condition below restricting any primary living accommodation within the new extension and restricting any windows on the side elevation facing onto the neighbour.

Visual amenity

It is considered on balance that, while the design of the extension with its awkward junction with the existing roof is not ideal, due to its significant set back and its subordinate appearance, a refusal could not be justified here. Also in relation to the scale of the adjacent extension at no. 3 the proposal would not seem overly large or significantly visually detrimental. The set back both from the highway and also the front of the bungalow further justify this view. Materials are conditioned to match existing.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Permission relates to approved plans
3. Materials to match existing
4. No windows or openings in the east elevation.
5. No primary living accommodation

Informatives:

1. Proactive without amendments

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

Case Officer: Hannah Barker Date: 12th December 2017

Authorised by: Peter Barnett Date: 12 December 2017