Development Control – Delegated Officer Report

Application Number: AWDM/0257/20 Recommendation – APPROVE

Site: 72 Boundstone Lane, Lancing, BN15 9QT

Proposal: Proposed ground floor rear extension to rear (east) elevation and extension of roof across full width of house at rear. Changes to external materials to all elevations.

Date of site visit: 18.03.2020

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings & Proposal

The application relates to a 1 ½ storey, detached dwelling located on the east side of Boundstone Lane close to the junction with both Crabtree Lane to the north and Cokeham Road to the west.

The application seeks permission for the replacement of the existing rear conservatory with a single storey full width, flat roof extension.

Planning History: None

Consultations: None

Representations: Lancing Parish Council: No objection

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area.

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

The dwelling is a detached 1 ½ storey dwelling with an existing side lean-to and a rear conservatory, and the proposal will see the removal of both of these items.

The replacement single storey rear extension will be across the full width of the rear of the dwelling and will measure some 9m wide x 3m high. The roof will be deeper than the extension; specifically to the north elevation thereby creating an overhang of the rear extension (the north elevation will have a deeper wall than the south making the north wall approx. 4m and the south wall approx. 3.2m deep).

By having a deeper end elevation to the north, it will minimize possible overlooking etc. to the neighbouring property no. 74 which is from the mutual boundary to that property by approx. 2.2m and the overall distance from the new proposal to the side elevation of no. 74 is some 3.2m

No. 74 has no windows in the original side elevation of their dwelling but there is a rear conservatory extension which has a glazed elevation facing the application site. Further, no. 74 is on higher land than the application site, which will also minimize the effect of the proposal on their visual amenities

The materials for the new extension together with the change of materials to the existing dwelling will be finished in white, in cladding and or render. This will reflect light adequately to the neighbouring house.

Residential Amenity

The properties either side of the application site to the north (no. 74) and to the south (5 – 12 Cherry Tree Lodge), together with the property to the rear (129 Crabtree Lane) will be the ones that could be affected by the proposal.

No. 129 Crabtree Lane is some 18m distant, and is angled away from the application in a north easterly direction, and thereby it is unlikely that there existing residential amenities will be affected by the single storey extension.

Cherry Tree Lodge is to the south of the proposal and is positioned some 12m distant behind a boundary of fencing and Cupressus type hedging/trees plus other shrubs/trees, and thereby there existing residential amenities will not be materially affected by the proposal.

Finally, to the north is no. 74 who do have a glazed conservatory on their side elevation facing into the application site, but the proposal is to be positioned on lower land than no. 74 and there are no windows in the side elevation facing no. 74, thereby it is considered that there will be no material loss of residential amenity onto no. 74 from the proposed rear extension.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans

2. Standard time limit
3. Materials to be as per the approved plans and submitted application forms
4. No windows in side elevation facing no. 74

Informative
1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 01.05.2020

Authorised by: Peter Barnett Date: 4 May 2020