Development Control – Delegated Officer Report

Application Number: AWDM/0227/20 Recommendation – APPROVE

Site: Channel View, 8 West End Way, Lancing, BN15 8RL

Proposal: Proposed lower ground and ground floor rear and side extension.

Date of site visit: 15.05.2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal seeks permission to provide a gabled lower ground and ground floor extension at the rear (Winston Road) which will wrap around the side of the property close to the boundary with no. 6 West End Way.

The extension will measure approx.:-

- Facing no. 6 West End Way ~ 4.4m wide x 4.2m high
- Facing no. 1 Winston Road ~ 7m wide x 6.7m high
- Facing 'Seville' Winston Road ~ 3m wide x 6.4m high
- Facing the street frontage West End Way ~ 1.3m wide x 4.3m high

The materials proposed for the wraparound extension will match those of the existing dwelling.

The application property comprises a detached dwellinghouse positioned at an angle from its neighbouring properties, and has an open access to the front of the site (east) onto West End Road; and to the rear of the site (west), this access road also is access to other properties, the southern portion is part of Western Road, and the northern portion is part of Wiston Road.

The topography of the site has land at the rear is lower than that at the front

The street comprises a mix of two storey and single storey dwellings, predominantly detached. The neighbouring property to the north is a detached bungalow and to the south is a detached two storey, both of which sit forward of the application site.

The entrance to West End Way is off of Brighton Road at the southern end of the road, and there is a closed off access off of Wiston Road at the northern end. At the time of site visit, there was very limited parking available within the street. Winston Road to the north is one of the roads leading into the commercial industrial estate.

At the southern entrance to West End Way there is access to a garage compound that appears to relate to the large block of 49no. flats (Francome House), the position of the flats fronts onto Brighton Road and sides onto Western Road.

The property has a dual access onto it, the front from West End Way and the rear from Winston Road. From the rear, because of the lower ground level, the property appears to be three storey, but there are no windows etc. on the ground floor, and the glazed patio doors are 'floating' in mid-air above the block elevational wall below it. At the southern half of the lower ground floor is an up and over garage door.

Relevant Planning History:

AWDM/0229/20 Proposed front dormer and front porch **Current**

Consultations: Environmental Health:

There are no adverse environmental health comments for this application.

Representations: 1 Letter of objection 15 West End Way

- Highway Safety & Parking
- Over development
- West End Way is a small cul-de-sac with bollards at the Winston Road end
- There has been an increase in parking in this road
- There is a scaffold business being run from the property and a removal business judging by the amount of rubbish constantly stacked in the front garden along with large containers.
- They have at least 2 vans, 2 scaffolding lorries, a mobile industrial toilet, and at least 4 other large private cars which are parked in the road and in the front and rear garden. The rear entrance has a double garage blocked by the Industrial toilet and other items.
- Because of the amount of vehicles they run and the detritus in their garden we fear that over development of an already small plot with a porch and the rear room will only exacerbate the safety situation by lessening the space available for their vehicles to park and increasing parking in an already overcrowded small road, we fear may block emergency services. The refuse vehicles already have to reverse in and out of the road as they are unable to turn and ambulances and other deliveries have the same problems.
- We would ask that the council take the time to visit the site to investigate the problems before making a decision.

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 principal to the proposed development for a lower ground/ground floor wraparound rear/side extension.

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 two storey detached property with rear and front dormers. The materials for the dwelling are pebbledash on the ground floor and tile hanging on the first floor, and pantiles on the roof.

The proposed wraparound rear/side extension is unusual given the topography of the site, namely the rear of the site facing Winston Road, is much lower than the land level at the front facing West End Way.

Currently there is an integral garage located at the rear of the site, with vehicular access gained off Winston Road. The proposed wraparound extension will be to provide a pedestrian access from the garage into the house. The lower ground floor of the extension will have an entrance door into a garden room. Stairs lead up from this room into the ground floor of the house proper. This section of the addition will be a dining room area off of the existing kitchen. There will also be a small cloakroom area.

Because of the change in land levels, it will mean that the proposed extension will be taller at the rear than the sides and the front.

Because of the differing designs of dwellings within the street, the changes proposed to Channel View will not result in a material loss of visual amenity within the street.

Comments submitted regarding parking are not a material consideration of this application for a rear/side wraparound extension.

Residential Amenity

The neighbouring properties that could be affected by the proposal are the contiguous ones, namely no.1 Winston Road; ‘Seville’ Winston Road; no.12 ‘Tudor House’, West End Way; and no. 6 West End Way. The properties opposite the application site i.e. no.’s 11, 15, and 17 are more than 30m distant and thereby are not considered to be materially affected by the proposed development.

No. 6 is on lower lying land than no.8 and is a bungalow, however the wraparound extension will be located on the rear side corner of the property and will be positioned approx. 3m from the mutual boundary and will be single

storey on this elevation, thereby will not materially affect the existing residential amenities of no. 6.

The mutual boundary with no. 1 Winston Road is some 5m from the rear of the proposed wraparound extension, plus a further 3.5m from the boundary to the side of no. 1, thereby the extension will not materially impact onto no.1. There is planting and some trees on the boundary which offers additional screening.

'Seville', Winston Road is on higher land than the rear of the site at no. 8 and the mutual boundary to 'Seville' is some 6m from the nearest edge of the extension. The section of the extension facing 'Seville' would be the side with the entrance door and the dining room window, but because of the distance, the angle, the boundary treatment, and the land levels, it is not considered to materially affect 'Seville'.

From the front, West End Way, there will be only the narrow, 1.3m wide single storey section facing the street, and this is set back close to the rear side corner of the dwelling, therefore this section is not considered to materially affect the street scene.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit
3. Materials
4. No. windows in side elevation facing no. 6 WEW
5. Ancillary only

Informative
1. Approved following amendments

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

Case Officer: Eve Hearsey Date: 18.06.2020

Authorised by: Peter Barnett Date: 19 June 2020