Expiry Date - 29/08/2022

Development Control – Delegated Officer Report

Application Number: AWDM/1127/22 Recommendation – APPROVE

Site: 2 Milton Close Lancing West Sussex BN15 8BX

Proposal: Single storey side and rear extension

Neighbours checked: Y

Additional neighbour notifications: **N**

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow property located on the northern side of Milton Close. There is a detached garage located to the side of the house with a shed located behind the garage which projects beyond the rear elevation of the property.

The property at No. 1 is a semi-detached bungalow that has a single storey conservatory extension that has been set away from the boundary and has been sited away from the nearest window on the boundary. This projects 4m from the rear of the property.

The property at No. 3 is a semi-detached bungalow with a detached garage located to the side with a shed located at the rear of the garage which runs along the boundary with No. 2.

The surrounding area is residential with mainly semi-detached houses.

The proposal is for a single storey side and rear extension with the rear extension wrapping around to the side. The rear extension will measure 4.9m in depth when measured from the existing elevation and have an overall height of 3m with a flat roof and two roof lights. The side extension will be set back from the front by 250mm and join the rear elevation. The rear part of the extension will be set away from the boundary of No. 1 by 3m and the side extension will be set away from the boundary of No. 3 by 1.3m.

Relevant Planning History:

None.

Consultations:

There were 8 adjoining occupying properties notified of this application. At the time of writing this report no representations have been received.

Representations:

Highways have been notified of this proposal and have made the following comments:

No changes to the access are proposed.
The loss of the garage would be seen to generate no more than a 0.5 parking provision loss. The LHA would consider the proposal to create a larger impact when considering the sustainable travel options for the dwelling. MfS considers garages to provide cycle parking. With the loss of this provision and if the LPA agree, the LHA would like to see such details secured via a suitably worded condition.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Environmental Health were notified of the application and have made the following comments:

There are no EH objections in principle, however Milton Close is the site of an old gravel pit and may contain made ground. As a result, please can you add the precautionary contaminated land condition onto any permission?

Relevant Planning Policies

Adur Local Plan 2017 – Policies 15 and 18

'Supplementary Planning Guidance Development Management Standard

No.2 'Extensions and Alterations to Dwellings''.

National Planning Policy Framework (February 2019)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual and Residential Amenity

As part of the proposal the existing detached garage to the side will be removed and replaced with an attached side extension. The proposed side extension has been set back from the front by 250mm and would be seen from the front. It is considered by way of its size, design and location that the proposal will not impact on the subject property, the character of the neighbouring properties or the street scene. There would be no adverse

impact on the character of the property or the visual amenities of the adjoining occupiers in the locality or at no's 1 and 3 as the result of the proposal.

The property at no. 3 has a detached garage located along the boundary with the subject property and it is felt that the siting and height of the proposal, which is to replace the existing flat roofed detached garage located along this boundary with a flat-roofed side extension which would be attached to the existing property, would not have a detrimental effect on the residential amenities of this occupier or the street scene. A false pitch at the front improves its appearance in the street.

The proposed rear extension will be set away from the boundary with no. 1 by 3m. The submitted drawings show that the depth of the proposal will not project beyond the 45 degree area when measured from the window closest to the boundary at no.1. Further to this the property at no. 1 has a similar extension measured at 4m sited in the same area of the property as the proposal. Therefore although the projection of the proposed extension is slightly larger at 4.9m it is considered that by way of its size, design and siting it would not have an overbearing impact on the residential amenities of the adjoining occupier of no. 1.

Overshadowing/Light Impacts

There will be no overshadowing or loss of light to the properties at No's 1 & 3 due to the siting of the extension which is set away from the boundaries by 1.3 – 3m respectively.

Privacy and Overlooking

The proposal is for a single storey side and rear extension with windows and doors that open/face into the front and rear garden. This will be similar to the existing windows therefore it is considered that there will be no overlooking issues nor will the proposal affect the privacy of the adjoining occupiers.

Highways and Parking

The parking arrangements to the front of the property remain unchanged and are not a consideration of this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Matching materials

Informative

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The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: J. Price Date: 29/09/22

Authorised by: Peter Barnett Date: 30 September 2022