Development Control – Delegated Officer Report

Application Number: AWDM/1483/15 Recommendation – APPROVE

Site: 43 Hurstfield, Lancing

Proposal: Part single part two storey rear extension

Date of site visit: 19.10.2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the south side of Hurstfield and comprises a semi-detached 2 storey property. The area is predominantly residential in nature and the street comprises a mix of semi-detached and terraced dwellings. The neighbouring property to the west is St. Wilfreds House, a 3 storey block of 6no. flats.

The proposal seeks planning permission for a rear single storey extension with a first floor hipped roof extension over part of the proposed single storey extension.

The ground floor extension measures some 6.4m wide x 3.5m deep, and will be a render finish. The first floor over this extension is shown to measure some 3.35m wide x 3.5m deep, and will be finished in tile hanging.

New windows on the ground floor and first floor in the side elevation are also proposed, neither of which will open over the shared right of way.

The side access to the rear garden is not in the ownership of the applicant, but they do have right of way over it.

Consultations:

Southern Water:
Require “Informatives” be attached to any planning approval for formal application for connection to the public sewerage system; and should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

Representations:

Lancing Parish Council: No objections

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' National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house.

Visual amenity

The proposed part single and part 2 storey extension is located on the rear elevation of the 2 storey semi-detached dwelling, and thereby will not be readily seen from the street. The materials to construct the extension will be render on the ground floor, and tile hanging on the first floor extension. The roof tiles will match the existing roof. Although the existing dwelling is all face brickwork, the introduction of render to the ground floor on the extension, will not be visible from the street owing to the narrow angle of view.

The access through to the garden is supplied by way of a door through the ground floor extension, which will be visually integrated into the wall of the extension, and more appropriate than the previous gate.

It is therefore considered that the proposed extension would remain visually in keeping with the existing dwelling and would not adversely affect the visual amenities of the street scene.

Although shown on the plans, the new windows would, under normal circumstances, be deemed permitted development. Notwithstanding this, it should be noted that the new windows will be on the side elevation and will face onto the side elevational wall of 'St. Wilfreds House', which is some 2metres distant, and the new windows will not open over onto the right of way. Although the flats do have some windows in the side elevation, they do not directly face the proposed windows.

Residential amenity

The proposed part single and part 2 storey extension would be positioned to the rear of the application site, and will be positioned off the neighbouring boundaries to prevent encroachment onto, over or under the neighbouring land.

The first floor element of the proposed extension, will be set back from the window closest to the adjoining neighbouring property, and no windows are proposed in its side elevation, preventing any direct overlooking onto that property.

The Agent has drawn a 45 degree line on the plans to clearly demonstrate that the first floor extension will not result in overshadowing onto the neighbouring property.

The contiguous properties may well be able to view the first floor extension, but it is not considered to result in any unacceptable loss of residential amenities of those properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Materials as shown on plan
4. No first floor windows sides of extension

Informative

1. Approved following amendments
2. Southern Waters requirements (2 no.)

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

Case Officer: Eve Hearsey Date: 23.11.2015

Authorised by: Jo Morin Date: 04.12.2015