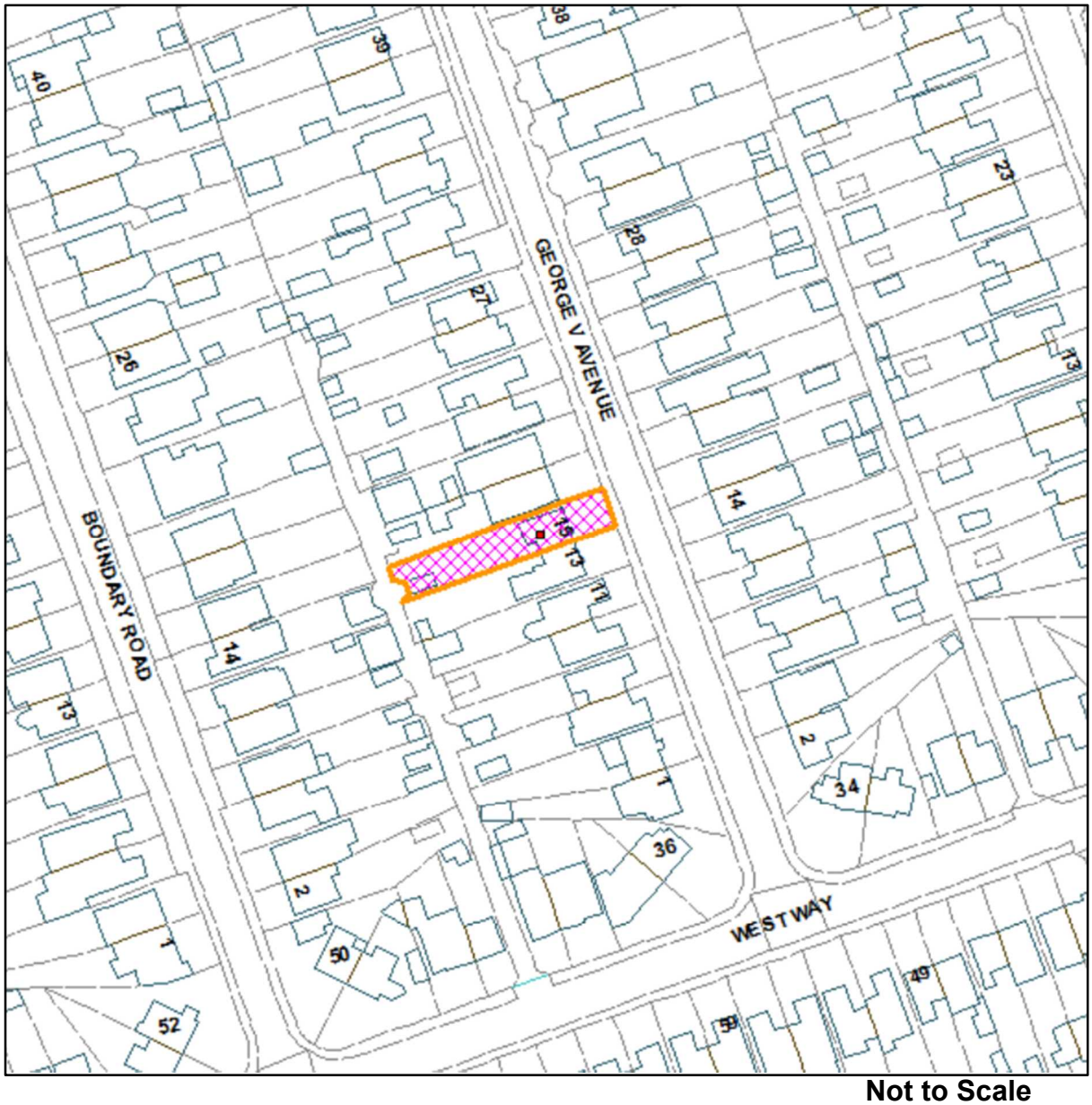
Application Number:	AWDM/0285/22	Recommendation - REFUSE
Site:	15 George V Avenue, Lancing, BN15 8NG	
Proposal:	Single storey rear extension	
Applicant:	Mr M Unsworth	Ward: Widewater
Agent:	Mr Robert Syred	
Case Officer:	Ms Eve Hearsey	



Not to Scale

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Site and Surroundings:

No. 15 George V Avenue is a semi-detached bungalow, and is situated on the west side of the road. The street comprises a mix of semi-detached and detached dwellings, mainly bungalows, many of which have undertaken rear extensions and/or roof dormers to the front and/or rear. The application site has a detached garage at the rear of the garden.

The adjoining neighbour bungalow (no. 13) has an existing rear extension and conservatory type extension, plus an outbuilding at the rear of the garden. The other neighbouring property (no. 17) has a large rear extension and a covered outbuilding plus a rear garage and further outbuildings to the rear.

To the rear of the garden and also to the rear of Boundary Road to the west, is a vehicular access track, which accesses rear garages for both the aforementioned roads. This pattern of development is repeated on other streets within the estate.

Proposal:

This application seeks planning permission to:-

- Provide a single storey, flat roof, rear extension;
- The depth would be 6m on the south elevation which abuts the mutual boundary with no. 13; and approx. 3.8m on the north elevation being positioned approx. 800mm from the boundary with no. 17;
- The width is shown as being 6.3m;
- The height is shown to be 3m;
- No windows are proposed on the side elevations of the extension, but there will be a set of fully glazed bifolding doors on the rear elevation;
- The front entrance door will be relocated to be on the side elevation;
- New window to the front elevation, and a bricking up of a window on the side elevation.

Relevant Planning History: None

Consultations

Lancing Parish Council: No comment

Representations

2no. letters of Support from residents of no.'s 13 and 17 George V Avenue

- Confirm that we are happy with the proposal
- Aware of the proposed project and aware that they are extending to the identical size of our property and many other properties in the street
- Have no issues with the proposed project

Relevant Planning Policies and Guidance
Adur Local Plan 2017 Policies 1, 15
'Supplementary Planning Guidance' (SPG) comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (July 2021)
Circular 11/95 'The Use of Conditions in Planning Permissions' (DoE 1995)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual amenity

The proposed extension will be located to the rear of the bungalow, and thereby will not be readily visible from the street.

The proposal would though, be visible to neighbouring properties, and the effect on them will be discussed below.

Residential amenity - effect on existing dwellings

The rear extension is a large rear extension which extends much deeper than that recommended by the Adur SPG 'Extensions and Alterations to Dwellings'. That document advises that a maximum depth of 3.5m for rear extensions would normally be considered acceptable, whereas the proposal is 6m on the south elevation (next to no. 13) and 3.8m on the north elevation (next to no. 17)

No. 17 to the north has itself undertaken a large rear extension and as such will not be unacceptably harmed by the proposal which will be of a similar depth to their own.

However, whilst no. 13 to the south does have a similar depth rear extension; it is set away from the boundary with no. 15. This therefore means that if the extension at no. 15 were to be built up to the boundary as shown; it would result in an overbearing and overshadowing impact onto no. 13, specifically to the recessed windowed room at the rear of the original bungalow.

This would therefore be contrary to the Adur Local Plan SPG no. 2 'Extensions and

Alterations to Dwellings' This document specifically states that:-

'Where dwellings have been built with projecting sections it would not usually be acceptable to build an extension infilling the space between the projections and the boundary with an attached dwelling, unless both property owners co-operate to build a combined extension. This is because the property which was not extended would be left with rooms in a deep recess which would have a poor outlook and insufficient light.'

While it is noted that the occupier of No.13 has written to state that they have no objection to the proposal, the Council must consider the impact of the development over its lifetime. At 6m it is excessively large and will have an adverse impact on light to and outlook from the recessed window.

While there are other extensions in the locality of a similar length these are generally alongside equally large extensions with no recessed window. Accordingly, it is considered that the application fails to comply with adopted policies.

Recommendation

REFUSE for the reason:-

The 6 metre length extension onto the mutual boundary with the adjoining bungalow will leave a window within a deep recess resulting in an overbearing impact and a loss of light onto the neighbouring property, no. 13 George V Avenue to the detriment of their residential amenities, and will therefore be contrary to Policy 15 of the Adur Local Plan, 'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings' and the NPPF