Development Management - Delegated Officer Report

Application Number: AWDM/1617/18 Recommendation – APPROVE

Site: 26 Manor Road, Lancing, West Sussex

Proposal: Demolition of existing conservatory and construction of single storey rear extension.

Date of site visit: 12th November 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling within north Lancing in the Conservation Area. There is an existing rear bay window and conservatory at the application site and detached single garage to the side of the property.

Consent is sought to remove the existing conservatory and add a full width single storey, flat roof addition extending 2.1 metres from the rear adjacent to the boundary with no. 4 Fircroft Avenue (the attached dwelling) and 3 metres beyond the rear wall of the dwelling to the eastern side of the rear elevation. The extension is to provide an enlarged kitchen dining space.

The extension will be completed with render and brick to match existing with a felt roof and roof lights proposed.

Representations

One representation received from the owner/occupier of the adjacent attached dwelling. They have concerns relating to access to their wall for maintenance purposes.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

The extension is to the rear of the property, it is therefore not visible within the street scene. It is modest in scale in relation to the main dwelling. It will be built in materials to match existing. It is adjacent to the existing flat roof addition at no. 4 Fircroft Avenue attached. It is therefore not an alien feature in this case.

The extension will not be visible within public views within the Conservation Area, it will therefore preserve the character and appearance of the existing protected environment.

Residential amenity

The main properties to be affected are those either side of the side. No. 4 Fircroft Avenue, the attached dwelling to the west which wraps around the corner and no. 26 Manor Road to the east. As stated above there is an existing flat roof addition to the rear/side of no. 4 Fircroft Avenue. This is adjacent to the boundary of the site and the position of the proposed extension. The existing extension is deeper than that proposed here and will be built adjacent to a blank side wall. There is a gap of 0.45 metres between the existing and proposed extension. As stated above the neighbours have concerns relating to the access to the external side of their rendered wall. The case officer has advised them of the space between the extensions and that if they have concerns relating to such matters they should discuss with the neighbour directly as this is not a planning matter in this case. In terms of planning the proposed extension will not result in any loss of light, privacy or overbearing impact to the occupiers of the adjacent, attached dwelling.

To the east no. 26 has limited impact from the development due to the existing garage at the application side screening the development. There will be no loss of light, privacy or overbearing impact in this case as a result of the proposed development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 4th December 2018

Authorised by: Gary Peck Date: 4 December 2018