Development Management – Delegated Officer Report

Application Number: AWDM/1459/17 Recommendation – APPROVE

Site: 35 Culver Road Lancing

Proposal: Single-storey side and rear extension and replacement of flat roof to existing rear extension with pitched roof to match existing.

Date of site visit: 07.11.17

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi- detached bungalow with rooms in the roof space on the south side of Culver Road a small cul-de-sac of other similar properties. The properties are set back from the road with driveways to the front. The properties have larger than average back gardens. On the opposite side of Culver Road is Lancing FC with parking and stands opposite No 35.

No 35 is at the end of the cul-de-sac with a large corner plot but narrow frontage. It has a detached garage to the eastern side. The property has been previously extended with an attached single storey extension and conservatory.

There is a mixture of boundary treatment with approx. 1.8m high close boarded fencing and mature shrubs and trees.

To the east side is No 33 set off the common boundary with driveway to the side and garage/outbuilding on the boundary set further into the garden. There are mature shrubs to the boundary.

To the west is the attached No 37 which has been extended to the rear with a conservatory set off the boundary between the properties. There is a mixture of fencing and shrubs to the boundary.

To the rear at a distance of approx. 30m are terraced properties off Mulberry Close.

The proposal to No 35 is for a new garden room to replace the existing conservatory. The extension would measure 3.7m from side wall of the kitchen and 6.2m back from the line of the main bungalow rear elevation although only 1.5m beyond the existing

rear breakfast area. The previous conservatory was in line with the existing rear of the breakfast room. The new garden room would be flat roofed to a maximum height of 2.8m. The east elevation facing No 33 is predominantly brickwork to match existing with 3 high level windows. The proposal also involves a new pitched roof to the breakfast room and the insertion of 2 roof light windows one in the existing kitchen pitched roof and one in the new pitch roof to the breakfast room.

The applicants are also in the process of constructing a detached hobby room (not subject to this application) to the south east of the proposed extension.

Consultations

Parish Council: - No Objection

WSCC: N/A

Representations: None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11
Adur Local Plan 2016 (as modified by the inspectors recommendation) policy 17
'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Residential amenity

It terms of the impact on No 33 to the east, this property is set off the boundary. The new garden room only projects 1.5m beyond the previous conservatory and the room would have no windows other than high level facing this property. It is considered there would be no adverse overlooking or loss of light. The roof light windows and new pitched roof would equally have no impact.

With regards to No 37 the attached bungalow, the proposed extension would be away from the common boundary and although there is a proposed window in the elevation facing No 37 it would not cause adverse overlooking in view of the distance and boundary treatment. The new pitched roof would not cause adverse overshadowing.

Visual amenity

In terms of visual amenity, the extension is set well back and would not be prominent in the street scene. The design, although flat roofed, would be acceptable in view of the design of the existing buildings and the location of the extension being set back from the road. There are also many examples of flat roofed garages/extensions in the street.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. Permission relates to approved plans

Informatives:

1. Approved without Amendments

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

Case Officer: Jackie Fox Date: 14.11.17

Authorised by: Peter Barnett Date: 16 November 2017