Development Management - Delegated Officer Report

Application Number: AWDM/0661/18 Recommendation – APPROVE

Site: 83 Grinstead Lane, Lancing

Proposal: Single storey rear extension (existing conservatory removed.)

Date of site visit: 29.05.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a chalet bungalow on the eastern side of Grinstead Lane, Lancing. The road comprises of variously styles of houses and bungalows.

The application property has been extended piecemeal over time with flat roof additions to the rear, a rear conservatory and roof extensions.

Consent is sought to remove the existing rear conservatory and build a rear gable roof extension in brick and tile with pebble dash finish to match the existing bungalow. The extension is to be deeper and wider than the existing structure. The width is increased by infilling the space between the north side of the structure and joining onto the existing single storey addition along the northern boundary. The depth is increased by 1.4 metres. The height remains the same as the existing rear gable projection however the roof bulk is greater than that of the existing conservatory due to the full gable, tiled roof.

Representations

None received

Lancing Parish Council: - No objections

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 (March 2012)

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 building, it is larger than the existing structure which it replaces. However it will be in materials to match and due to its positioning in relation to neighbouring properties and the existing development which has taken place at the site the extension will not be out of keeping in design, scale or appearance. It is in keeping with the character of the existing bungalow. The gabled roof form reflects that of the existing building.

Residential amenity

The main properties affected by the proposal are those either side of the site. To the south there is a gabled roof chalet bungalow with a flat roof single storey rear extension which forms the boundary to the application site. The proposed extension is set in from this boundary and although the rear of the new gable may be visible from first floor windows of the adjacent bungalow the distance between properties will provide ample separation to limit any detrimental impact.

To the north the adjacent dwelling house is much greater in scale and is set back in the site to the rear with a two storey projection. The roof of the proposed gable extension will be visible from south facing windows at the adjacent dwelling however there is separation due to the existing single storey flat roof extension at the application site. There are no windows proposed in the roof slope which would overlook to the north. A condition is attached to ensure that no additional openings can be installed at any time.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional openings on south and north elevation including roof slope.

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: 11th June 2018

Authorised by: Peter Barnett Date: 11 June 2018