Development Management - Delegated Officer Report

Application Number: AWDM/0524/19 Recommendation – APPROVE

Site: 52 Hamilton Road, Lancing, West Sussex

Proposal: Proposed single storey side extension to north east elevation.

Date of site visit: 29th April 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow with rooms in roof with hip to gable extension and rear dormer within a street of similar bungalows. There is a front garden and driveway. The property has also been extended to the rear at single storey.

Consent is sought for a single storey flat roof side extension, to be built up to the side boundary. The width of the space to the side of the bungalow increases to the rear therefore the extension is 2.2 metres wide at the front increasing to 3.7 metres to the rear. The front is set back from the front elevation of the bungalow and the rear is in line with the rear of the bungalow. The extension is to provide a study and utility, a door is to the front, a roof light is proposed.

Representations

1 email representation received from the owner/occupier of no. 54 Hamilton Road.

- No objection to the structure in principle.
- The works will result in improvements to sewer blockage problems and the works are acceptable providing this is the case.

Lancing Parish Council: - No objection

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 (February 2019)

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 will be visible within the street scene, yet it will appear subservient as a result of its limited width (at just over 2 metres when viewed from the front) and also the set back. The flat roof design minimises the height of the structure reducing its impact further. The extension will be rendered and painted to match existing.

Residential amenity

The main property to be affected is the adjacent bungalow no 54. There is spacing between the buildings as existing. With the proposed extension proposed to the boundary this will reduce the spacing, however no. 54 is still set in from the mutual boundary. There are windows to the side of no. 54 which will face onto the extension. Although there will be some loss of light as a result it is not considered that this impact would be such to warrant a refusal in this case. The outlook from these windows is limited as existing. A condition is attached to ensure that no openings are formed in the side elevation of the extension.

The neighbour has made representations relating to drainage issues and in principle has no objection to the development. The case officer has advised that the drainage matters are not a planning consideration and any concerns should be discussed directly with the applicant or Building Control.

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 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: 1st May 2019

Authorised by: Peter Barnett Date: 1 May 2019