Expiry Date - 21/11/2022

Development Control – Delegated Officer Report

Application Number: AWDM/1567/22 **Recommendation –**

Site: **7 Barfield Park Lancing West Sussex BN15 9DQ**

Proposal: **Proposed single-storey rear extension and internal alterations and raised seating area**

Neighbours checked: Y

Additional neighbour notifications: **N**

Proposal, Site and Surroundings

This application relates to a semi-detached bungalow on the south east bend of Barfield Park. From the front the property has a narrow side access but the boundary at this point splays such that the property is set off the boundary with No. 6 by 6m at their respective rear walls. There are two single storey rear extensions that are set away from the boundary of no. 7a. Leading from the extension is a ramp that leads onto the first patio area and then drops down to the larger paved patio area leading into the rear garden. There is a full width dormer window in the rear roof slope and a detached outbuilding located on the boundary with no. 6.

No. 7a has extended into the roof with a hip to gable extension and large rear dormer. There is a large single storey rear extension that is set away from the boundary.

The site backs on to the railway line. It is not in a conservation area and is not listed.

Relevant Planning History:

None.

Consultations:

Lancing Parish Council were notified of the planning application and have made the following comments – No objection

Representations:

There were 2 adjoining occupying properties notified of this application. At the time of writing this report no representations have been received.

Relevant Planning Policies

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Adur Local Plan 2017 – Policy 15

‘Supplementary Planning Guidance Development Management Standard

No.2 ‘Extensions and Alterations to Dwellings’’.

National Planning Policy Framework (February 2019)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposal is for a single storey rear extension which cannot be seen from the front and is considered by way of its size, design and location there would be no adverse impact on the neighbouring properties or on the subject property, or the street scene as a result of the proposal.

Residential Amenity

The proposal will project 5.2m with two windows in the south west elevation which in this instance is considered acceptable as the property will not project beyond the existing extension at no. 7a and the windows will face into the garden area. Further to this the south east elevation of the proposal will be set away from the splayed boundary of no. 6 by 6m and the existing property at no. 6 is sited so that the windows in their side elevation face the main elevation of the subject property and will not overlook the extension. There is a 1.8m high fence along the boundary between no. 6 and the subject property.

The proposal includes the removal of one window and replacement with a door in the south west elevation and a raised decked seating area measured at 400mm high that will project from the rear extension with timber boxed planting measured at 700mm high. It is considered that these are minor alterations and the design, siting and height of this part of the proposal is acceptable.

There will be no overshadowing or loss of light to the adjoining occupiers due to the siting of the extension which project in line with no. 7a and is set away from no. 6 by 6m. The proposal is designed with doors/windows that open/face into the rear garden. It is considered that there will be no overlooking issues nor will the proposal affect the privacy of the adjoining occupiers at No. 6 and No. 7a.

It is considered that the proposal is acceptable by way of its size, design and siting as it would remain subservient to the exiting property and would not have an overbearing impact on the residential amenities of the adjoining occupiers. It would not significantly overshadow, be a detrimental cause to loss of light or affect the privacy to the adjoining occupiers on both sides of the property.

Highways and Parking

The parking arrangements to the front of the property remain unchanged and are not a consideration of this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Matching materials

Informative

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.

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

Case Officer: J. Price Date: 21/11/22

Authorised by: Peter Barnett Date: 22 November 2022

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