Development Management – Delegated Officer Report

Application Number: AWDM/0552/24 Recommendation: APPROVE

Site: 54 Sompting Road, Lancing, West Sussex

Proposal: Two storey side extension

Date of Site Visit: visited when considering former withdrawn application AWDM/0887/22

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached, two storey dwelling within a street of various property styles both bungalows and houses. The attached dwelling has been extended in width and depth with a two storey side extension and rear single storey extension. The application site as existing is much narrower and has a single storey flat roof rear extension.

Consent was sought in 2022 under AWDM/0887/22 for a two storey side extension and rear, single storey flat roof extension. The application was withdrawn following officer advice that the application as submitted could not be supported. This was due to the width of the two storey side extension not allowing for a minimum 1 metre gap to the side boundary in accordance with Development Management Standard No. 2. The current application shows the two storey extension reduced in width to allow for the 1 metre space to the side. Also proposed is a front canopy continuing existing and a single storey rear flat roof extension also continuing to the same depth as the existing extension.

Amended plans have been received following officers advice that the ground floor front lean to canopy should continue across the property frontage on the proposed extension, also the extension is now shown to match existing and be finished in render. The original plans showed the extension to be clad. The three ground floor side windows have also been shown to be obscurely glazed.

Representations: - None received

Lancing Parish Council: - It was resolved to support this application with no further comment.

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 (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed two storey side extension will be clearly visible within the street scene. It is narrow in width to allow for the 1 metre gap to the side boundary. This allows separation and spacing between the application site and the adjacent bungalow. The extension is not set back from the front of the original building and the ridge is not set down. This is contrary to Development Management Standards which state that side extensions should be set back and set down to allow for a subservient appearance. However, in this case the adjacent attached dwelling has already been extended with a two storey side extension of simplistic form replicating the existing building design.

This is a dominant development on a corner plot. It is therefore considered that although the proposed extension is much smaller in scale, it should follow the same pattern of development as existing. With the continuation of the front canopy and render to match existing it is considered that the extension as proposed will be in keeping with the existing character of the building and surrounding locality. The single storey extension is also a continuation of the existing development and would not be out of keeping here.

Residential amenity

The side and rear extensions will be screened from the attached dwelling by the existing building. The main property to be affected is the chalet bungalow to the east. The side extension will bring the building closer to the neighbouring property. There are side roof lights and a ground floor side window. The proximity of the building will result in loss of light to the adjacent window. However due to the boundary fence and adjacent building light and outlook are limited as existing. On balance the impact here is not considered to be such to warrant a refusal in this case.

There are existing ground floor side windows at the application site. The proposed extension will have ground floor side windows serving a store, office and utility. These will be nearer than the existing windows and amended plans show these windows to be fitted with obscured glazing to avoid any overlooking. The boundary fence also offers some screening.

The ground floor extension is adjacent to the side of the bungalow and the adjacent single storey extension, there will be no significant detrimental impact in this case.

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 east elevation of the extension and approved windows to be obscurely glazed.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 3rd June 2024

Authorised by: Peter Barnett Date: 3 June 2024