Development Management - Delegated Officer Report

Application Number: AWDM/1729/21 Recommendation – APPROVE

Site: 11 South Street, Lancing, BN15 8AE

Proposal: Single storey rear extension to ground floor commercial unit, addition and removal of window to existing first floor flat

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

No. 11 South Street is located on the east side of South Street, and Lancing Station and railway crossing is located to the north of the site. South Street is within the town centre of Lancing.

No. 11 is a two storey end of terrace property with commercial on the ground floor. It neighbour to the north is a take away food use and beyond that is an estate agents.

There is a small rear courtyard to the property and behind that is the parking area for the commercial uses, accessed from the side of no. 5 The Parade.

The property to the south no. 13 South Street, is two storey, and appears to have formerly been a detached building but now has a single storey side extension adjoining the side wall of the application site. No. 13 recently gained planning permission for a change of use from commercial to a dwellinghouse (AWDM/2052/20 – Approved 29.01.2021).

Proposal:

This application seeks planning permission to provide a single storey, mono pitch infill extension within the small courtyard area which will abut the side boundary with no. 13. There will be a door and a window to the rear.

The application also proposes to block off the rear (east), first floor window and provide a new, high level window on the south elevation. Further, the ground floor external door to the w.c. will be blocked off and a window installed within this elevation.

Consultations: None

Representations:

Lancing Parish Council:

Customer made comments neither objecting to nor supporting the planning application: No comment.

Objection from 13 South Street:
It appears that the proposed extension would block a window in the neighbouring property no. 13

I am looking to purchase the property and do not want the window blocked over

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a property 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 surrounding area.

Visual & Residential Amenity:

The extension will be a relatively small, infill extension, located to the rear of no. 11 within its own small courtyard. It will not be readily viewed by the neighbour to the north, and will be partly visible to the car park to the rear.

The neighbouring property to the south, no. 13 will not readily view it either, but they do have a high level window directly onto the boundary with no. 11. The high level window provides a little light into the internal space of no. 13 but no views, as it is currently facing onto the side wall of the rear outrigger of no. 11.

The proposed rear extension will have a mono-pitch roof, and the plans show that the bottom of the mono-pitch roof will be below the cill level of the existing window at no. 13, thereby it will not be blocking it off. The pitch of the roof away from the window should minimise light loss too. As now, the maintenance of the window is and will be, a private matter.

The application also shows the introduction of a window within the first floor of the south elevation. Although there does not appear to be any windows within the side elevation of the house at no. 13, it would still be reasonable to apply a condition requiring that window, which serves a shower room, to be obscure glazed, and the same with the new ground floor window serving the toilet.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows obscured

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 08.12.2021

Authorised by: Peter Barnett Date: 8 December 2021