Development Management - Delegated Officer Report

Application Number: **AWDM/0057/16** **Recommendation –** Approve

Site: 23 Freshfields Drive Lancing

Proposal: Demolition of existing detached garage and construction of single storey rear extension.

Date of site visit: 3 May 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached bungalow located on the north side of Freshfields Drive. This is a predominantly residential area with a mix of dwelling types and designs in the vicinity. The bungalow has been extended to the rear with a flat roofed addition across much of its width and there is a detached garage towards the rear of the bungalow, adjacent to the west boundary.

Permission is sought for the construction of a single storey rear/side extension to extend a further 3.5 metres to the rear of the existing addition. The extension would measure 10.5 metres in width, projecting 1.7 metres beyond the tapering side wall of the existing extension on the west side. The extension would have a flat roof and a false pitch roof which would also continue onto the existing flat roof. The garage would be demolished.

Matching materials are proposed.

Relevant site history

L/105/76 Extensions to kitchen and bedrooms. Approved 12.04.1976

Consultations

Southern Water – advise of the presence of a public foul sewer within the site and limitations in terms of the proximity of development, tree planting or soakaways. Southern Water require a formal application any new connection to the public foul sewer and for any sewer that is found during construction to be investigated. They advise that alternative means of draining surface water, other than via surface water sewers, should be found.

Lancing Parish Council: No objections

Representations

None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Residential amenity
To the east the neighbouring bungalow at No.25 has a garage to its west side and with the main rear windows set away from boundary beyond the rear garage. Although the combination of the existing and proposed extensions would be relatively deep at 6.4 metres, the existing building does not extend beyond the rear of the garage at No.25 and so the proposed extension at 3.5 metres in depth and set away from the boundary with no.25 by approximately 2 metres, would not cause any significant impact in terms of loss of light or outlook. The side window would be partially screened by the existing boundary fencing and reasonably remote from the main rear windows of No.25 to limit views back towards the rear of No.25 given the position of the neighbour's garage.

To the west, No. 21 is set back from No.23 and has side windows facing the application site. The existing garage which is adjacent to the boundary with No.21 would be removed and the proposed extension would be set away from the boundary by approximately 1.5 metres on this side and therefore would represent a reduction in the bulk and enclosure to No.21. Subject to the inclusion of obscure glazing to the west side window, given the proximity to the boundary and presence of side windows, there would be no significant impact to the amenities of No.21 in terms of loss of light, outlook or privacy.

Visual amenity
The extension would be acceptable in terms of its scale and design and with the inclusion of a false pitch, given its positioning at the rear of the property, it would not cause any significant harm to visual amenity.

Recommendation

Approve
Subject to Conditions:-

1. Permission relates to approved plans
2. Standard time limit 3 years
3. Matching materials
4. Obscure glazing (west side)

Informative

- Southern Water – sewer connection
- Southern Water – sewer on site
- Southern Water – investigate any sewer found during construction

- 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: Rebekah Smith Date: 3 May 2016

Authorised by: Peter Barnett Date: 4 May 2016