Expiry Date - 10/11/2022

Development Control – Delegated Officer Report

Application Number: AWDM/1517/22 Recommendation – APPROVE

Site: 62 Kings Road Lancing West Sussex BN15 8DY

Proposal: Proposed first floor rear extension, facade alterations, addition of lantern rooflight to existing ground floor extension

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located on the northern side of Kings Road. The property is a two storey semi-detached dwelling, with an existing single storey rear extension. The property has a 20m+ long rear garden and there is an approx. 2.4m wide access which is shared with the adjoining property at no. 64.

The proposal will include façade alterations to the rear, addition of a lantern roof light to the existing ground floor rear extension and a first floor rear extension across part of the existing single storey extension that will measure 3.5m wide, 2.55m in depth and 4m high with a dual pitched roof that will be set lower than the existing main roof.

Relevant History: None

Consultations

None

Representations

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’

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National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential 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 proposed extension will be to the rear of the dwelling, and thereby will not have a detrimental effect on the visual amenities of the street scene.

The first floor extension will be separated from the adjoining occupier at no. 60 by some 2.7m and the adjoining occupier at no. 64 by 2.4m.

The first floor rear extension will be the same depth as the existing single storey rear extension which is slightly smaller in depth with the adjoining neighbour's single storey rear extension at no. 64. Although there is a window facing onto the boundary towards the subject property it is felt that with the 2.4m separation the proposal would not compromise the existing residential amenities of that property. The existing single storey extension that is sited on the boundary with no. 60 will remain the same in depth, the only change is to the roof with the addition of a roof lantern. It is considered that this change would not result in any material loss of existing residential or visual amenities to that property.

The first floor section of the proposal will be located some 2.4m from the side elevation of no. 64 and no windows are shown to be in the proposed side elevation, however the proposal does include an obscure glazed window in the existing side elevation. To protect the current and any future occupiers of no. 64 as a result of overlooking of that property, a condition on any approval, limiting the introduction of windows on the proposed elevation would be reasonable.

The application has submitted an access and design statement that has provided the following details regarding the effects on outlook and overshadowing/loss of light to the adjoining property at no. 64. It includes information that shows the visible 45° angles for both neighbouring buildings. The proposed extension is not within the 45° line, it is therefore considered that the proposal will have minimal impact on neighbouring outlook. The statement also shows how the sun will move around the site. The proposed extension is sited towards the north of the building. When taking into account

the siting of the first floor extension with the adjoining occupier at no. 64 it is considered that there will be minimal overshadowing to this property.

The proposal would not cause an unacceptable level of overshadowing or loss of light or affect the privacy of the adjoining occupier at no. 64 due to the siting of the proposal and the window in the rear elevation will face onto the garden area.

It is considered that the proposal by way of its design and siting would not have a detrimental impact on the amenities of the adjoining occupiers.

Highways and Parking

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

Recommendation

APPROVE

Subject to Conditions:-

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

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: 08/11/22

Authorised by: Peter Barnett Date: 8 November 2022