Development Control – Delegated Officer Report

Application Number: AWDM/0275/19 Recommendation – APPROVE

Site: 1 The Drive, Lancing, BN15 8 PT

Proposal: Single storey extension to rear (south-west) to replace garage and lean-to

Date of site visit: 06.06.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The property is on a corner site and consists of a detached bungalow, with a detached garage; the garage fronts onto Chester Avenue. The Drive comprises predominantly semi-detached bungalows and Chester Avenue comprises a mix of 2 storey, 1 ½ storey and single storey dwellings. The property next to the application site is a 2 storey end of terrace dwelling.

The application seeks permission to remove the existing detached garage and provide a single storey attached extension. The extension will make the existing dwelling a 'T' shape, and will measure approx. 6.7m x 5.2m x 6m high to the ridge.

Relevant History: None

Consultations: None

Representations: Lancing Parish Council: No objection

Relevant Planning Policies

Adur Local Plan: Policy 15,
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the single storey extension subject to amenities of the existing residential properties and the character of the area in general.

Visual Amenity:

The character of Chester Avenue is quite changeable, with a two storey mono-pitch roof dwelling (no. 10) as being the nearest neighbour to the proposal. No. 10 has a windowless flank wall facing the application site.

The existing detached garage sits close to the side boundary wall and the proposed extension will be stepped back from the boundary by approx. 1m. The ridge of the roof will be level with the existing roof and the angle of the base of the roof will have a slight kick up as per the existing roof, thereby marrying well with the existing design. It will also have the same deep eaves overhang, and because the whole extension is back from the original main side of the dwelling, it will view as subservient to the host dwelling.

The existing side extension will be removed in order for the proposed extension to appear seamless, particularly with regard to the existing roof design. The proposal will also be the same depth as the existing garage and will not protrude forward of the existing side extension.

The existing house, sits close to the neighbouring property no. 3 The Drive, a semi-detached bungalow. This property has a drive next to the application site leading down to a detached garage at the end side of their property, which sits onto the boundary with no. 1. The proposed extension will be approx. 500mm from the boundary, and will be in line with the existing dwelling.

Residential Amenity:

The properties that could be affected by the proposal would be no. 3 The Drive and no. 10 Chester Avenue.

No. 3 has a drive separating the application site from the property dwelling and, as the extension will be at the top end of their site, it is not considered that it will adversely affect them. The extension will be to the south east of no. 3 and there will be some shadowing from the new extension, but because of the extension being mainly behind the existing garage, with only some 2.5m being open to main view from no. 3, that fact combined with the existing separating drive, will mean that the overshadowing that takes place will be minimal, and will not result in unacceptable harm onto the neighbour. There will be an addition of 1no. window to the rear of the extension serving a utility room, and it is not considered that this window will result in any material overlooking to the neighbour given that a new 1.8m fence will be provided onto the boundary and that the window will face onto the side of the neighbouring garage.

The proposal will not materially affect the other neighbouring property, no. 10 Chester Avenue, as currently there is a side garage very close to the boundary with that property and the proposal will be sited 1m from the boundary, and further, there will be no windows in the end elevation facing onto that property.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No windows to the side s.w. elevation or to the rear n.w. elevation

5. The roof shall match that of the existing building.

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 24.06.2019

Authorised by: Peter Barnett Date: 24 June 2019