Development Management - Delegated Officer Report

Application Number: AWDM/1010/21 Recommendation – APPROVE

Site: 13 Orient Road, Lancing, BN15 8JY

Proposal: Proposed single storey rear and side extension

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:

The application site is located on the north-west side of Orient Road and is a hipped roof, two storey, end of a terrace of 4no. dwellings and has an existing flat roof rear extension, approx. 3.6m deep. The street elevation has a porch and a ground floor bay window. There is also a hardsurfaced front amenity area for the parking of cars.

The street comprises a mix of terrace; semi-detached; and detached dwellings. There is also a mix of design styles. Many of the properties in the locality have extensions of some form, and many have various outbuildings in the rear gardens.

Proposal:

The proposal seeks permission to replace the existing rear extension with a rear and side wrap around extension.

The plans are notated with the dimensions of the proposal. The proposed rear extension is shown as being 5.261m wide x 3.618m deep x 3.228m high (excluding the roof lantern).

Using the notation on the plans, the side infill extension will be 5.58m long x 3.228m high.

The side extension is shown as being 109mm off the mutual boundary with no. 15.

Representations: Lancing Parish Council: No comment.

Consultations: None

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 2019

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

Rear extensions are a common feature in the area, and the application site has an existing rear extension of some 3.618m deep (using the notations on the submitted plans). The proposed extension is shown to be of the same depth, but it will be wider, as it will be close to the mutual boundary with no. 15.

The nearby residences have side extensions that are quite wide, as in the case of no. 7 which has extended up to the side boundary to their west, with a garage extension which also sits forward of the front elevation.

Excluding the roof lantern, the height of the extension will be approx. 330mm higher than the existing extension and will be above the height of the side boundary fences, but this is considered reasonable increase that is not considered will materially affect the visual or residential amenities of the neighbour properties. In the case of no. 15 it will be adjacent to the side wall of the existing dwelling and the rear extension. It is noted that both the house and the extension have windows which face towards no. 13, but both appear to be secondary windows.

Further, no. 11 is located to the south of the proposed extension meaning that there will be not material overshadowing etc. to that property due to the orientation of the sun. It will not be closer to the boundary with No.11 than existing and no deeper than existing.

It is thereby considered that the proposed increase in height and width of the extension will not result in unacceptable harm onto the neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

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

4. Windows

Informatives:-

1. Approved following amendments

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

Case Officer: Eve Hearsey Date: 21.09.2021

Authorised by: Peter Barnett Date: 21 September 2021