Development Management – Delegated Officer Report

Application Number: AWDM/0049/25 Recommendation: APPROVE

Site: 36 Norbury Drive, Lancing, West Sussex

Proposal: Proposed two storey side extension to south and west elevations.

Date of Site Visit: Visited when considering the previous applications.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey house on the corner of Norbury Drive, Ring Road and Boxgrove Close. The front door is to the west with the rear garden on a steep gradient rising from the south to north boundaries. There is fencing to the side and front of the site and the building is prominent within the street scene.

Consent was refused for a new dwelling to the rear of the property, AWDM/0756/21, which was dismissed at appeal. Following this an application was withdrawn for works to the existing house and a new dwelling (AWDM/0013/19). A two storey front and side extension was withdrawn also, AWDM/1333/22.

There was originally a flat roofed, two storey extension on the west side of the building with a deep fascia. AWDM/0904/23 permitted a pitched roof with gabled end to the existing two storey flat roof extension. This work has been carried out on site.

The current application seeks consent for an additional two storey extension on the west side of the building to the south of the existing extension which has recently been altered with a pitched roof. The extension has a hipped roof and infills the area to the side of the house. The entrance door is proposed on the side with an extended entrance hall and extended lounge at ground floor. On the first floor two bathrooms are proposed. Amended plans have been received following advice from officers that the extension should be set in from the front and side of the existing building/extension.

Representations: - None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’’
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The dwelling is very prominent and visible from the south and east being on the corner plot. The existing extension has been visually improved with the addition of the pitched roof and removal of the very deep fascia. This looks much more in keeping with the host dwelling. The proposed extension, although adding additional bulk on this prominent corner is, on balance, not considered to be harmful in this case. The design is appropriate and the set in improves the appearance and subservience. There is ample space to the western boundary to accommodate the development without overdevelopment or a cramped appearance. The materials to be used will match existing, with window proportions and positions also in keeping in this case.

Residential amenity

The extension will be visible from adjacent dwellings nearby however there will be no loss of light, privacy or overbearing impact in this case due to separation distances.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 24th February 2025

Authorised by: Peter Barnett Date: 24 February 2025