Expiry Date - 15/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1194/23 Recommendation – APPROVE

Site: 16 Norbury Drive Lancing West Sussex BN15 0QN

Proposal: Single storey rear extension in place of garage

Date of site visit: 11/01/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is a detached bungalow on the corner of Norbury Drive and Manor House Place. Due to the location on the corner the vehicular access is located on Norbury Drive, with the pedestrian access to the site along with the principal elevation being located on Manor House Place.

The garage is located to the rear of the bungalow. The garage is detached and adjoins the neighbouring property's garage. The character of the area is that of detached and semi-detached bungalows which are set back from the highway.

Proposal

This application relates to the installation of a single storey rear extension. The side extension will remove the existing garage to the rear of the property. Parking to the property will be retained and there is space for 1 to 2 cars to be parked on the site and off the road. The extension would increase the roof height of the proposed development by 0.9m. The extension would result in a minor increase the depth of 2.6m. This would host a rooflight.

There are no proposed windows towards the neighbouring property and to the rear garden there is proposed to be a door. To the elevation facing Norbury Drive there is proposed to be a window replacing the door.

Relevant Planning History
None

Consultations
Lancing Parish Council –
It was resolved to support the application

WSCC Highways –

No alterations are proposed to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

A single-bay garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.

As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for 1-2 cars.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Representations
None

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 (HCLG 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment
Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

The appearance of the extension to the rear of the property is not considered to have a significant impact on the street scene. This is due to the extension being single storey and to largely mirror the footprint of the existing garage, and due to it being set back from the road.

There will be no detrimental impact on the street scene, as the garage is being replaced by an extension which connects to the property. This alteration is not considered to significantly alter the appearance, although it will have a

slightly higher roof and a window will replace a garage door. The proposed extension is considered to be acceptable in terms of impact from the street scene.

Residential amenity

The property that will experience the greatest impact from the proposed development is that of the property to the east (No. 18 Norbury Drive). This property currently shares the garage wall on the side boundary between that property and the proposed extension. The proposed increase in footprint is minor and would not result in significant overshadowing or overbearing on the residential amenity space of the neighbour, particularly as the extension abuts the neighbour's garage rather than habitable space.

The only proposed window that would provide views which are not available from within the public realm within the proposed development is located to the rear of the extension within the doors facing the rear garden of the host property. There is not considered to be any overlooking from the window due to the single storey nature and location providing views of the applicant's rear garden only.

Therefore the application is not considered to result in an oppressive development and is one that would be in keeping with the property.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on the east elevation of the extension.

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

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.

Case Officer: Finlay Gardner Date: 12 January 2024

Authorised by: Peter Barnett Date: 12 January 2024

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