Development Management – Delegated Officer Report

Application Number: AWDM/1064/17 APPROVE

Site: 38 The Crescent Lancing

Proposal: Single storey extension to replace existing conservatory, (garage to be demolished)

Date of site visit: 22.08.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a semi-detached bungalow within a street of similar dwellings. There is an existing detached garage set back to the rear of the site and a small rear conservatory. Consent is sought to remove these structures and erect a single storey flat roof addition the full width of the bungalow. The original plans showed an extension 4 metres in depth; a roof lantern is also proposed.

The extension is shown to abut the boundary with the attached bungalow no. 40 The Crescent, adjacent to the boundary the neighbouring property is not extended however there is a single storey rear addition beyond. Therefore the windows at no. 40 adjacent to the boundary would be in a recess should the extension be built. It was considered that a reduction to 3.5 metres would reduce this impact to an acceptable degree. Amended plans have been received and are for consideration here.

Representations: None received.

Lancing Parish Council: - No objection

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan Policy 15 (2016)
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension is to the rear of the bungalow it is not visible within the street scene. It is not overly large and an extension of this nature is commonplace within such a built environment. The flat roof design allows the height of the extension to be limited. Materials are conditioned to match existing. The removal of the dilapidated garage will be a visual improvement also.

Residential Amenity

The amended plans show the depth of the extension to be reduced by 0.5 metres adjacent to the boundary with the attached bungalow. The extension therefore complies with Development Control Standards which require a maximum depth of 3.5 metres where there is this relationship with an adjacent dwelling. Although there will be some impact here due to the scale of the addition and the existing extension at the adjacent bungalow it is not considered that the impact would be such to warrant a refusal in this case. A condition is also attached to restrict any openings on the side elevation adjacent to the neighbour.

Recommendation

APPROVE

1. Standard time limit
2. materials to match
3. no openings on the eastern elevation
4 approved plans
5. Demolish garage prior to completion

Informative

1. Proactive with amendments

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

Case Officer: Hannah Barker Date: 29th August 2017

Authorised by: Jo Morin Date: 29.08.2017