Development Management – Delegated Officer Report

Application Number: AWDM/0722/17 Recommendation – APPROVE

Site: 3 Griffiths Avenue Lancing

Proposal: Single storey extension to west elevation.

Date of site visit: 13th June 2017

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a semi-detached bungalow within a street of similar in north Lancing. As existing there are two single storey additions to the rear of the building, one lean to and one flat roof. Consent is sought to remove these structures and construct a larger flat roof single storey extension. The extension is 4 metres in depth adjacent to the attached neighbour and is slightly deeper at 4.3 metres adjacent to the neighbour to the south due to the position of the bungalow.

Consultations: None

Lancing Parish Council: - Neither object or support the application.

Representations: None received.

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 extension is to the rear of the bungalow and is therefore not visible within the street scene. It is considered to be subservient to the main dwelling with a modest flat roof design. The appearance of the building from the rear will be improved with

the loss of the existing single storey additions. The single rear extension will be finished to match existing with white painted render.

Residential Amenity

The main properties to be affected by the proposed development are no. 5 Griffiths Avenue the attached bungalow to the north and no. 1 the detached bungalow to the south.

The attached neighbour had an existing flat roof extension with lean to addition to the rear. The main part of the extension is a similar depth to the proposed addition. There is a high level obscurely glazed window facing south onto the site at no. 5. This window will be blocked by the adjacent extension. The extension will be set in yet there will be a loss of light here. This is not considered to be a matter to warrant a refusal. The neighbour's extension will still have its main westerly aspect to the rear of the property. The side window onto a neighbouring boundary is an unusual scenario and its existence would not preclude development at the application site. A condition is attached to ensure that no openings are inserted in the north or south elevation of the building.

The detached bungalow to the south is separated from the application site by the access driveways serving the application site and no. 1. No 1 has a single storey flat roof extension however it is set away from the boundary with the site. Although the extension will be visible from no. 1 to the south it will not result in a significant loss of light nor overbearing impact. The condition attached below ensures that no openings can be inserted in the southern elevation to avoid overlooking to no. 1.

Recommendation

APPROVE

1. Standard time limit
2. Materials to match
3. Approved plans
4. No windows on side elevations of extension.

Informative

1. Proactive no amendments

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

Case Officer: Hannah Barker Date: 13th June 2017

Authorised by: Jo Morin Date: 14.06.2017