Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0448/12

Site: **36 Boundstone Lane, Lancing BN15 9QW**

Proposal: **Single-storey flat roofed rear extension**

Date of site visit: 18.04.12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application property is the northern half of a pair of semi-detached bungalows, located on the eastern side of the road. The bungalow is sited directly to the south of a pedestrian footpath and cycle path, which connects Elms Drive to the east with Boundstone Lane.

Permission is sought for a single-storey extension located on the northern side of the rear elevation (as amended). The extension would be flat-roofed with a painted render exterior, on a 0.9m high brick plinth to match the existing, and dimensionally would be 6.1m wide, by 3.3m deep, by 2.8m in height. The additional accommodation would serve as a kitchen and family room.

The original rear of the bungalow had a stepped elevation with the northern side being the original kitchen, and to the south, a recess shared with the attached property (No.34) adjacent to the boundary. The recess was 1.5m in depth and resulted in the original projecting kitchen having its own hipped roof. Subsequently the recess has been extended with an in-fill, flat roofed extension to the boundary with No.34, so that the rear of the dwelling now has a flush elevation. A further addition in the form of a small flat-roofed extension at the side of the kitchen, adjacent to the boundary, has also been added.

The neighbour to the north (No.38) is located on the opposite side of the footpath, and has been extended with a rear conservatory with Victorian styled ridged roof. To the south the attached property also has a hipped roof rear projecting kitchen; however they have extended to the rear with a mono-pitch roof conservatory. Their recess to the boundary remains.

Relevant site history
AWDM/0075/12 - Formation of a vehicular access and hardstanding together with new timber boundary fence. Approved 24.04.12.

Consultations

Lancing Parish Council: No objections

Representations

None received

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity
The proposed extension would be to the rear of the dwelling and not have a particularly detrimental impact on the streetscene, thus the appearance of the surrounding area would be maintained.

Some of the flat roof would be visible above the boundary fence of the site from the adjacent dwellings and the public footpath, along with conservatories and other flat-roof extensions at the rear of dwellings in Gordon Road and Vincent Close. Whilst it is considered that it would not be the most appropriate design for the dwelling, it would not detract from the overall appearance of the surrounding area to such an extent, that it would warrant refusal.

Residential amenity
The amended design has resulted in the proposed extension being in set from the boundary by 3.6m, whereas as originally submitted the extension would have been across the entire rear elevation. The side elevation of the extension when added to the original rear projection would be 4.9m in depth from the recessed attached property. Given the separation to the boundary it is not considered that there would be an adverse impact on the outlook or amount of daylight to the rear rooms of No.34.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in south side wall of the extension etc.

4. Permission relates to approved plans:
Drawing No: CDC/2012/01/01 Date Received: 27.06.12
Drawing No: Site Plan SX 15302 Date Received: 04.05.12

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

Case Officer: C. Hone Date: 28.06.12

Authorised by: P Barnett Date: 29.06.12