Development Management - Delegated Officer Report

Application Number: AWDM/1753/23 Recommendation – APPROVE

Site: 58 West Way, Lancing, BN15 8LZ

Proposal: Single storey front extension

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a semi-detached bungalow with a front outrigger, and is positioned on the north side of West Way, Lancing. It has an existing rear extension and also an out-building to the rear. The front area is laid to hardstanding for the parking of cars, and has an existing vehicular crossover.

The adjoining property to the east, no. 56, has filled in the recessed section between the forward outrigger and the mutual boundary to no. 58

The street is characterised by predominantly semi-detached bungalows of similar design to the application site. Many of which have undergone extensions in some form.

The site is within flood zones 2 and 3 and have submitted the relevant form regarding floor levels and have submitted a flood proofing/resilience and resistance techniques supporting document.

The site is not a Listed Building or within a Conservation Area.

Proposal:

Permission is sought to:-

- Provide a flat roof infill front extension abutting neighbouring front extension.

Relevant History: None

Representations: None received

Consultations:

Sustainable Water Management Officer
No Objections on surface water grounds.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises the infill of the front gap of the property between the mutual boundary with the neighbouring property within a residential property located in the built up area and can be supported in principle. The relevant issues are the visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

The infilling of a recess adjoining a boundary to the neighbouring property could result in overshadowing and overbearing onto the adjoining neighbouring property.

However, in this instance, the neighbouring property has undertaken an infill of their own recess to the boundary with the application site. The proposal will thereby be adjoining the neighbouring front extension and will protrude no further forward than that extension. It will also be of a similar design and have a flat roof.

It is considered that the design will be in character with the existing and neighbouring dwelling, and will not result in material harm to the existing residential or visual amenities of the neighbouring properties. Nor will it result in any material harm to the existing neighbouring properties by way of residential amenities.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 06.02.2024

Authorised by: Peter Barnett Date: 6 February 2024