Development Management - Delegated Officer Report

Application Number: AWDM/0556/22 Recommendation – APPROVE

Site: 78 Chester Avenue, Lancing, BN15 8PG

Proposal: Single storey rear 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 site is located on the east side of Chester Avenue in Lancing and is a hipped roof, semi-detached bungalow. It has a large outbuilding close to the rear boundary and it has a vehicular access and a hardsurface front amenity area.

The adjoining neighbouring bungalow, no.76 has undertaken a hip to gable extension and has had a rear dormer constructed together with a rear extension and side extension.

To the rear of the property lie St Michaels All Angles Church, and the Church Hall.

Proposal:

This application seeks planning permission to:-

- Provide a flat roof, single storey, full width, rear extension, shown to measure approx. 5.3m deep x 7.8m wide x 3m high;
- Double, full glazed doors on the rear elevation (east);
- 2no. new windows on the north elevation

Consultations: None

Representations: None received

Relevant History: None

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 upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The rear extension will not be readily viewed from the street, and there are no residential properties to the rear to be affected by the proposal. Thereby the only properties which could be affected are the immediate neighbour's no.'s 76 and 80.

The neighbouring bungalow at no. 80 has a gap between it and the mutual boundary to no. 78 of some 2m and the overall distance from the side wall of no. 80 to the side wall of the proposal is some 4.5m. Their side outbuilding is also partially screening the proposal from view. It is thereby considered that no. 80 will not be demonstrably affected by the proposed extension.

The adjoining bungalow no. 76 has already undergone an 'L' shaped rear extension, with the section next to the adjoining boundary with the application site, being 3.5m deep, (LU/231/04 refers), and the proposal would be approx. 1.8m deeper than existing extension to no. 76, and using the 45º line from the centre point of the French doors on the neighbouring extension, the line would not be bisected by the new extension.

The purpose of the extension would be as carers accommodation for the owner, and it is considered that when the accommodation is no longer required for the purpose proposed, it would readily be assimilated within the body of the existing bungalow.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Window
5. Use

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 10/6/22

Authorised by: Peter Barnett Date: 10 June 2022