Development Management - Delegated Officer Report

Application Number: AWDM/141621 Recommendation – APPROVE

Site: 36 Finches Close, Lancing, BN15 8PP

Proposal: Single storey side/rear extension (existing garage removed)

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 application site is located on the west side of Finches Close, in Lancing, and is a semi-detached bungalow, with a vehicular access and drive leading down to a garage which is adjoined to no. 34's rear garage. It has a small conservatory extension to the rear, and the property and its immediate neighbours have low pitched roofs.

The dwellings opposite have attached garages directly to the side with the garage door being stepped back from the front elevation.

Proposal:

The proposal seeks permission for a single storey, flat roof, wrap-around extension on the side (north) to the rear (west).

The extension will measure 7.4m long on the north elevation and 9.2m on the rear (west) elevation. The depth will be 3m on the south elevation and 2.67m. The height of the extension will be some 2.9m at the front and 2.8m at the rear.

There will be no windows on the side elevations but 3no. double, fully glazed doors to the rear, and 2no. rooflights.

Consultations: WSCC Highways:

While the existing garage is to be removed, it does not meet current recommended minimum space requirements for a garage, as such it is difficult to consider this as the loss of an allocated parking space.

Based on the plans provided it seems that 2 off street tandem spaces will be retained. This would be considered a suitable quantum of spaces for a dwelling of this size in this location.

The Local Highways Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the

operation of the highway network, therefore is not contrary to NPPF (para 109), and that there are no transport grounds to resist the proposal.

Representations: Lancing Parish Council: No comments.

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 wraparound extension will be viewed from the street, but as it is stepped back from the street, it will not be out of keeping, particularly given the materials proposed to match the existing.

The extension will also be higher than the existing fencing to both the neighbouring properties no.'s 34 to the north and 38 to the south. However, with regard to no 38, the extension will be 3m at this side, which is in accordance with the suggested figure outlined within the SPG 'Extensions & Alterations to Dwellings, and therefore it is not considered that it will result in unacceptable loss of residential amenity to this property. With regard to no. 34 to the north, there will be a separation of some 2.9m between the side elevation of the extension and the side elevation of the neighbouring dwelling. Further, as it is mostly within the envelope of the existing dwelling, it will not result in any material overshadowing of no. 34. No. 34 has some windows within its side elevation facing the application site which appear to be secondary windows not principal windows. It is thereby considered that the proposed extension will not demonstrably affect the existing residential amenities of no. 34.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

2. Standard time limit
3. Materials
4. Windows
5. Demolition

Informatives:-

1. Approved without amendment
2. Make good

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

Case Officer: Eve Hearsey Date: 10.08.2021

Authorised by: Jo Morin Date: 11.08.2021