Development Management - Delegated Officer Report

Application Number: AWDM/0401/21 Recommendation – APPROVE

Site: 34 George V Avenue, Lancing, West Sussex

Proposal: Single storey extension to front side and rear

Date of site visit: 12th April 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi-detached bungalow within a street of similar properties. There is as existing a garage attached to the side of the bungalow and an infill conservatory style porch to the front. To the rear is a flat roofed extension.

Consent is sought to add a front extension with low level hipped roof in line with the existing garage infilling the recessed frontage and bay to create a flush property frontage. The garage is to be increased in depth and width and an extension is proposed to the side and rear with a half hipped roof to increase the width of the bungalow toward the southern boundary by 1.3 metres and to increase the depth beyond the existing rear extension by 3.1 metres.

The internal space is to be reconfigured to create a three bedroom property with office, bathroom, utility and open plan living, kitchen, dining space.

Consultations

Adur and Worthing Councils:

Environmental Health: - Private Sector Housing – No objection in principle but note the existence of an 'office/storage' room with no outlook. This should not be used as a bedroom or other habitable space.

Construction work shall not commence until a scheme for the protection of the existing neighbouring premises from dust has been submitted to an approved by the local planning authority. The scheme as approved shall be operated at all times during the demolition and construction phases of the development.

Representations

None received

Lancing Parish Council: - No objection

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

The proposed extensions and alterations to the building will change the appearance of the bungalow when viewed from the street. The loss of the front bay and uniform property frontage will change the character of the individual property however within the street scene there is much variation. The existing infill porch was a mismatch with other properties and there are similar porch extensions visible within the street varying in appearance, scale and positioning. Some properties have attached garages, bays existing in the majority of cases however some have been removed and altered. The variation within the existing street does not deem the proposed works to the property frontage harmful.

The side and rear extensions will not be visible within the street scene, they are in keeping in scale and with the half hipped roof this brings continuity to the development and the removal of pebble dash and use of bricks and render to match will be an improvement.

Residential amenity

The changes to the frontage will be visible within the street scene however will have no adverse impact with regard to overlooking or loss of light. The front will extend no further forward than the existing garage and bay, in line with the adjacent, attached bungalow.

To the rear the extension is 3.1 metres deeper than the existing extension and it is to be built up to the boundary with the attached bungalow. The attached bungalow has also been extended at single storey to the rear; the proposed extension will be approximately 2.4 metres beyond that adjacent. There will be no adverse impact here in terms of light or overbearing impact. Development Management Standards would allow for up to 3.5 metres here therefore this depth can be supported.

The side extension will bring the building 1.3 metres closer to the boundary with the bungalow to the south. A 1 metre gap will remain between the extension and the

boundary. As existing there are two bedroom windows facing toward the boundary with the neighbouring property having similar windows and as existing mutual overlooking occurs. There is a close boarded fence with trellis offering some screening. Two bedroom windows will be proposed in the side of the new extension also. Therefore similar overlooking will occur as existing. Yet the extension will bring the windows closer to the boundary. However on balance it is considered that this mutual overlooking will not be significantly detrimental to warrant a refusal in this case, taking into account the current situation and no representation being received from the occupier of the adjacent bungalow. In addition the boundary screening could be increased to offer improved screening if so desired.

It should be noted that there is a comment from Private Sector Housing in relation to the office/store room having no outlook. The plans show a roof light and it is considered that in terms of the proposed use of this room and the desire of the applicant then this is acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extensions

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 19th April 2021

Authorised by: Peter Barnett Date: 19 April 2021