Development Management - Delegated Officer Report

Application Number: AWDM/0927/21 Recommendation – APPROVE

Site: 20 Brook Way, Lancing, BN15 8DG

Proposal: Proposed single storey rear extension

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a situated on the West side of Brook Way, Lancing near a curve in the road, and is a brick faced, semi-detached bungalow with a pitched roof rear outrigger section. The property has an existing vehicular access and drive and there is a low boundary wall to the front.

There is a rear covered area infilling the space between the existing rear outrigger and the mutual boundary to no. 22. The roof is a mix of timber, corrugated iron and scaffolding poles. The elevation of the covered area to no. 22 is higher than the fence, and the whole structure comes up to just under the eaves and guttering. And there is another covered storage area onto/close to the boundary with no.22. No. 22 also has a rear conservatory off of the existing rear outrigger.

There is also a covered way to part of the side elevation of no. 20 up to the mutual boundary with no. 18 who themselves also have an infill covered way up to the mutual boundary with no. 20. A garage close to the mutual boundary with no. 18 has recently been demolished.

Many properties in the street have rear extensions in some form, and some have rear dormers also

The street scene comprises predominantly semi-detached bungalows and there are also a few two storey dwellings.

Proposal:

The application seeks permission to remove the rear outrigger section, including the roof, and provide a full width ‘L’ shaped single storey mono-pitched rear extension, measuring approx. 7.2m wide x 3.5m deep x 3m high where it adjoins the dwelling and approx. 2.6m high at the lower point.

Representations:

Letter of support received from the occupier of the adjoining property stating that he has no objection to the proposal and that he is hoping to carry out a similar extension himself

Lancing Parish Council : No comment

Consultations: None

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 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 surrounding area.

Visual and Residential Amenities:

The existing rear outrigger section measures some 2m deep and that will be extended by some 1.5m to create an extension of approx. 3.5m in depth. However the existing outrigger does not currently occupy the full width of the property, whereas the proposal will, meaning that the gap next to the adjoining semi no.22 will be infilled by a 3.5m depth extension close to the mutual boundary with no. 22.

The depth of the infill is approx. 500mm greater than that suggested within SPG no. 2 'Extension's and Alterations to Dwellings.' However, the adjoining neighbouring property, no. 22, has written a letter of support to the application, and thereby, in this instance, it is considered acceptable to provide an extension of the dimensions indicated. However it would also be reasonable to preclude the installation of windows in the side elevation facing no. 22.

The proposed extension would be no nearer to no. 18 than the existing property, and thereby it is considered that the extension would not result in any material harm to no. 18 with regard to material loss of daylight or overbearing.

The immediate area has many properties with rear extensions, that come up to or very close to the internal mutual boundaries with the adjoining neighbouring properties, and thereby it is considered that the character of the area would not be materially affected by the proposal.

Recommendation: Approve:

Subject to Conditions:-

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

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 02.02.2022

Authorised by: Peter Barnett Date: 2 February 2022