Development Management - Delegated Officer Report

Application Number: AWDM/0954/21 Recommendation – APPROVE

Site: 59 Cecil Road, Lancing, BN15 8HP

Proposal: Proposed single storey rear extension

Date of site visit: Assessment has also 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 application site is located on the north side of Cecil Road, on a sharp corner section in the road. No.59 is a detached, extended, bungalow dwelling with a vehicular access to the site and a hardsurface front amenity area. The property has been extended (circa 1960's) across the rear and to the rear side. The extension and garage has a hipped roof, and meets up with the side garage. The entrance to the property is within this rear/side extension.

The properties within the Road are predominantly detached bungalows, many of which have had some form of extension. Although further along the road there are some two storey dwellings and two storey blocks of flats.

Proposal:

The proposal seeks permission to provide a flat roof rear extension across the back of the bungalow from the side elevation (east) to the rear door which accesses the rear pedestrian door to the garage, and will include the east side recess where currently there is a conservatory.

The extension will measure some 9.2m wide x 5m deep on the east side and some 3m deep on the west side. Its height, excluding the roof lantern lights, will be approx. 3m high

Representations: 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 2019

Planning Assessment

Principle

The proposal comprises upgrading the 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 proposed rear extension is 'L' shaped and will see the replacement of the existing conservatory extension. The existing rear garden is rhombus shaped, and its depth is not very large, being approx. 7.5m in depth on the east side measured from the existing rear elevation and 10m from the rear elevation next to the garage to the rear boundary is approx. 10m in depth. The extension will be 3m in depth in the main, thereby leaving a resultant garden depth of 4.5m on the east side and 7m on the west side of the rear. There will also be a stretch of garden land on the west side which is larger. In comparison with other rear gardens in the near area, it is noted that many have small rear gardens and some much smaller than the resultant garden of the application site. Therefore the resultant garden is considered to be acceptable.

Although flat roofed, the extension will be to the rear and thereby not readily viewed from outside of the site, and thereby will be acceptable.

The neighbouring properties that could be affected by the proposal are the contiguous properties to the rear and to the side, namely no.'s 23. 24. 25 Roberts Road; and 57, 61 Cecil Road.

The distance from the rear of the proposal to the rear elevations of the properties to the rear range from 12m to no. 23; 15 to no. 24; & 20m to no. 25. Plus, there is the boundary shrubs, landscaping and fencing adding further cover, therefore it is not considered that these properties would be materially affected by the proposal.

No. 61 Cecil Road to the west of the proposal will not readily view the extension due to the hipped roof garage section of no. 59 blocking most of the view. Lastly no. 57 Cecil Road to the east will be the most affected by the proposal as they have a conservatory type extension which abuts the mutual boundary with no. 59, and they have windows in the side elevation overlooking the application site.

However there is a separation gap from the side of the proposed extension to the mutual boundary of some 2m plus the boundary treatment. There is a bathroom window on the east elevation facing onto no. 57. The extension will be replacing an existing conservatory and a door, thereby it is considered that the extension will be a more neighbourly form of development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows
5. Obscure glaze side window

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 06.07.2021

Authorised by: Peter Barnett Date: 6 July 2021