Development Management - Delegated Officer Report

Application Number: AWDM/0035/22 Recommendation – APPROVE

Site: 19 Finches Close, Lancing, BN15 8PP

Proposal: Single storey rear extension and side extension incorporating existing garage to form outbuilding; and including the filling and levelling of the rear garden.

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 east side of Finches Close and is a detached, brick faced bungalow with an existing conservatory type rear extension, and a garage situated at the end of the drive abutting the side boundary and positioned close to the rear boundary. There is a side gate positioned between the existing rear extension and the existing garage. The rear garden is on lower ground.

The street scene comprises predominantly detached bungalows, but two storey dwellings exist further along the road.

Most properties within the locality have undertaken ground floor extensions and or dormer extensions.

Proposal:

The application seeks permission to:-

- Replace the existing conservatory with a larger, brick faced, flat roof extension
- The replacement extension will measure some 6m wide x 2.5m deep x 3m high
- Extend the extend the existing side garage to link with the proposed rear extension
- The garage extension will measure approx. 3.7m long x 2.2m wide (forward) and approx. 900mm long x 2.5m wide (side)

Representations: Lancing Parish Council: No comment

Consultations:

<u>WSCC Highways:</u>

It is not clear from the submitted plans how much retained car parking will be provided. It seems that the frontage driveway can accommodate parking for 2 or 3

vehicles. A 3 or 4 bedroom dwelling in this location would be anticipated to attract the minimum demand of 2 or 3 car parking spaces.

It is noted that the existing garage scales to 2.6 x 4.7 metres. Current WSCC standards require garage spaces to measure a minimum of 3 x 6 metres, and even then, are only counted as 0.5 of an allocated parking space. As such, an argument could be formulated that the proposed does not result in the loss of any parking.

Notwithstanding the above, if the LPA do wish to consider the impact of any lost parking provision this should only be done from an amenity perspective.

The garage would have provided the opportunity to park cycles, it would be beneficial if a replacement cycle store could be secured via a suitably worded planning condition if the LPA considered this reasonable.

On balance the LHA 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 the NPPF (para 111), and that there are no transport grounds to resist the proposal.

Relevant History:

AWDM/2002/21 Single storey rear extension **Approved 04.01.2022**

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 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 extension to the garage will be seen from the street, but it will be set back from the front of the dwelling by some 10m and thereby will be subservient to the dwelling and thereby will not be intrusive within its setting.

The forward garage extension will also sit further forward in relation to the neighbouring property no. 17, however that property does not appear to have any windows in its side elevation to be affected by the proposal, but it does have a side door, and as a door, it will not be materially affected by the proposed side extension.

There will be a new window proposed in the side of the existing dwelling, and this window was also shown on the previous approved application.

As the garage will be extended forward, and its use will be as living accommodation, it would not be unreasonable to apply a condition on any approval limiting windows in its side elevation facing no. 17

The conversion of existing side elevation (south) of the garage will be incorporating a set of glazed sliding doors, and these doors will be some 8.5m from the side mutual boundary with no. 21, but given that these gardens are within an existing residential area, this level of overlooking from the existing garden and from the side conversion, are not considered to be unreasonable, or a material loss of existing residential amenity to the neighbouring property.

The existing garage is set close to the rear boundary with no. 37 The Crescent, and it would not be unreasonable to apply a condition on any approval for the conversion, limiting windows in its rear elevation facing no. 37

The proposed rear extension was previously approved by AWDM/2002/21, and now it will form the link to the forward extended side garage which itself will be upgraded in order to make it habitable as a home office/summer house. The forward extension to the garage will also contain a w.c. and a pedestrian door to the front.

The rear extension will not be seen from the road, and thereby will not affect the character of the locality. It will also now be screened from view by no. 17 due to the garage forward extension, and thereby will not result in any harm to that property.

It will be seen from no. 21, and that property is set forward and at an angle to the site with the rear north east corner of their garage extension positioned very close to the boundary with the application site. But that corner is also forward of the proposal. It is considered that the modest proposal will not result in any harm to that neighbour's existing residential amenities.

The rear extension will be some 15 metres from the rear contiguous property, no. 37 The Crescent, and thereby it is not considered to result in any unacceptable harm to that property either.

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: 22.02.2022

Authorised by: Peter Barnett Date: 22 February 2022