Expiry Date - 21/09/2022

Development Control – Delegated Officer Report

Application Number: AWDM/1285/22 Recommendation – APPROVE

Site: 37 Finches Close Lancing West Sussex BN15 8PR

Proposal: Single storey rear extension

Neighbours checked: Y

Additional neighbour notifications: **N**

Proposal, Site and Surroundings

The application relates to a semi-detached property located on the south western side of Finches Close, Lancing. The siting of the property is within an area that is pedestrianised and set away from the main road. There is a pedestrian walkway to the rear of the property which leads to The Drive.

There is a 2m+ high fence along the boundary that is shared with the adjoining property at No. 36 that reaches to the eaves of the subject property. There is a 1.8m high wall that is on the boundary with No. 43 The Drive and is to the rear boundary of the property.

The siting of the subject property and the siting of No. 43 The Drive means that the rear garden of the subject property is adjacent to the front driveway of No. 43 The Drive.

The surrounding area is residential with a mix of terraced, semi-detached and detached houses.

The proposal is for a single storey rear extension which will measure 3.4m in depth, 6.2m wide and have an overall height of 2.8m with a flat roof and a roof light. The design will incorporate a depth of 2.8m with an overhang from the roof of 0.6m and a width of 4m with a roof overhang of 2.2m towards the boundary with No. 36. It is to be timber clad.

Relevant Planning History:

None.

Consultations:

There were 3 adjoining occupying properties notified of this application. At the time of writing this report no representations have been received.

Representations:

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Lancing Parish Council were notified of the application and have made the following comments – No objection

Relevant Planning Policies

Adur Local Plan 2017 – Policy 15

'Supplementary Planning Guidance Development Management Standard

No.2 'Extensions and Alterations to Dwellings''.

National Planning Policy Framework (February 2019)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposal is for a single storey rear extension that would not be seen from the front however, there is a pedestrian walkway to the rear of the property. There is a 1.8m high wall to the rear boundary of the property and a 1.8m high wall on the boundary with No. 43 The Drive which has a hardstanding to the front of their property and is sited on the opposite side of this boundary wall. There is a 2m+ high fence on the boundary with No. 36 Finches Close which reaches the eaves of both properties.

The cladding will not match the existing materials on the property but it is considered that by way of its size, design and location and the boundary walls/fences the proposal will not impact on the subject property, the character of the neighbouring properties or the street scene.

Residential Amenity

The proposal is for a single storey rear extension which will measure 3.4m in depth, 6.2m wide and have an overall height of 2.8m with a flat roof and a roof light. The design will incorporate a depth of 2.8m with an overhang from the roof of 0.6m and a width of 4m with a roof overhang of 2.2m towards the boundary with No. 36. The proposal would not be seen from the front however, there is a pedestrian walkway to the rear of the property. In considering this there is a 1.8m high wall to the rear boundary of the property and a 1.8m high wall on the boundary with No. 43 The Drive which has a hardstanding to the front of their property and is sited on the opposite side of this boundary wall. There is a 2m+ high fence on the boundary with No. 36 Finches Close which reaches the eaves of both properties. As the driveway of No. 43 The Drive is sited along where the proposed extension is located it is

considered that the residential amenities of this property will not be affected. As there is a 2m+ high boundary fence to the property at No. 36 Finches Close only part of the flat roof form will be seen. It is considered that the proposal by way of its size, design and siting would not have a detrimental effect on the residential amenities of the adjoining occupiers.

There will be no overshadowing or loss of light to the properties either side due the boundary fences/walls between both properties and the siting and design of the extension.

It is therefore considered that the extension projecting 3.4m is acceptable and would not significantly overshadow or be a detrimental cause to loss of light to the adjoining properties at No's 36 Finches Close and 43 The Drive.

Privacy and Overlooking

The proposal is for a single storey rear extension with windows and doors that open/face into the rear garden. Therefore it is considered that there will be no overlooking issues nor will the proposal affect the privacy of the adjoining occupiers.

Highways and Parking

The parking arrangements to the front of the property remain unchanged and are not a consideration of this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

Informative

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.

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

Case Officer: J. Price Date: 16/09/22

Authorised by: Peter Barnett Date: 20 September 2022