Application Number: AWDM/1474/20 Recommendation APPROVE

Site: 103 North Farm Road, Lancing, BN15 9BX

Proposal: Proposed rear single storey extension to north

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a detached 1 ½ story dwelling situated on the north side of North Farm Road. The property is located on a corner plot with North Farm Road to its front (south) and Links Road to its side (east).

The street scene comprises predominantly bungalows in semi-detached and detached form.

Proposal

The application seeks permission to provide a single storey flat roof extension on the outside corner of the dwelling, measuring some 4.9m long on the outside length and 2.15m long on the inside length. The width will be approx. 3.6m wide and have a height of some 3m

Relevant Planning History:

AWDM/1025/18 Raising of the roof ridge to form first floor with new barn ends and roof lights to South and North roof slopes; two storey extension to East elevation, single storey rear extension to North elevation, dormer to rear elevation. **Approved 22.08.2018**

Representations: None received

Consultations: Environmental Health: No comments

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a rear extension to the detached dwelling in order to further update the existing property.

The key concerns would be the effect onto the existing visual and residential amenities of the neighbouring properties together with the character of the area in general

Visual Amenity

The proposed rear extension will be positioned on the outside rear corner of the dwelling, with the longer length section next to Links Road, the finished rear corner of the extension will be some 1.3m from the boundary to the site.

The extension will largely square off the dwelling with only a section of the extension extending beyond the rear elevation. This protruding section of the extension will measure some 2.15m in length. This protruding section will offer a screen to the patio use at the rear of the dwelling, and the longer section will become a continuation of the side elevation, and will not result in loss of visual amenities to the street view.

Thereby, the proposed rear extension will not be out of keeping with the character of the area.

Residential Amenity

The neighbouring, contiguous residential property to no. 103, is no. 101, which lies some 8m distant from the side (west) elevation of the proposal, and thereby there will be not material loss of residential amenity to that property.

The southern boundary to the other neighbouring property to the north lies some 16m distant and thereby the extension will not harm their existing residential amenities either.

Recommendation

APPROVE subject to the following condition(s)

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

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 06.11.20

Authorised by: Peter Barnett Date: 6 November 2020