Development Management - Delegated Officer Report

Application Number: AWDM/1148/15 Recommendation – Approve

Site: 78 Barfield Park Lancing West Sussex

Proposal: Single-storey rear extension to west elevation (part retrospective)

Date of site visit: 3 September 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow in an outer residential suburb of Lancing.

The proposal is a single storey rear extension with flat roof and lantern roof light (the full details of the proposal are shown on the submitted drawings)

Relevant site history
None

Consultations (summarised)
Southern Water: *please add informative*

Representations (summarised)
Comments in support received from occupiers of 7 Herbert Road Sompting, 39 Herbert Road Lancing, 21 Barfield Park, Top Flat 6 Ethelwulf Road Worthing, 5 Ring Road North Lancing, 4 The deneway Sompting, 6 Hillside Road Sompting, 14 Harrow Road Worthing, 60 Newland Road Worthing, 60 Abbey Road Sompting, 14 Kings Road Lancing, 14 Kings Road top floor flat Lancing, 6 Manor Road North Lancing

Relevant Planning Policies
Adur District Local Plan: AG1, AH7 allied and 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'

National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The extension is single storey and flat roofed and positioned at the rear of the bungalow. As such it would not be visually intrusive in the street scene (only a slight overhang of the flat roof would protrude at the building's corner).

The extension is modest in its scale. Its fenestration would match the style and design of the host dwelling, and the roof light would not be intrusive.

Flood Risk

The site falls within tidal flood-zone 3a, the highest category of flood risk.

However, the finished floor levels of the extension are set no lower than the host dwelling, so no human health would be put at greater risk.

Residential amenity

It is the neighbours to either side who are principally impacted upon by this development (it is removed from the remainder).

Neighbour to north (77)

The extension is physically removed from this neighbour so as to avoid harm by way of overbearing/overshadowing.

Comings and goings from the side door would remain domestic in nature, and overlooking from it would be screened by the boundary fence.

Adjoining neighbour to south (79)

The proposed extension protrudes beyond the back wall of the neighbour's own rear extension. It is higher than the neighbour's extension.

However it protrudes beyond for only a length of 2.7 metres. It satisfies the Council's adopted standards set out in 'Supplementary Planning Guidance' Development Control Standard No.3 'Extensions and Alterations to Dwellings' for avoiding harm by way of overbearing and overshadowing, so the proposal satisfies the Council's policies in relation to impact on residential amenities in this regard.

No windows are proposed in the side elevation, and existing boundary treatment provides a visual screen so unacceptable overlooking and loss of privacy is avoided.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans
2. Matching exterior materials/finishes

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

Informatives

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.

A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

Case Officer: M Porter Date: 11 September 2015

Authorised by: Peter Barnett Date: 14 September 2015