Development Management - Delegated Officer Report

Application Number: AWDM/0914/22 Recommendation – APPROVE

Site: 24 Griffiths Avenue, Lancing, BN15 0HW

Proposal: Single storey rear & side extension and front porch

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on east side of Griffiths Avenue, Lancing, and is a semi-detached linked dwelling. The link being the side garage which is attached to the neighbouring (no. 26) side garage. The dwelling appears to be a 1930's house, and has a two storey front bay, and has a hipped roof. There is a drive leading to the garage; and a front and rear garden. There is an existing rear conservatory extension which wraps around to the side (south), thereby providing a side entrance.

The street is on rising land and the dwellings types comprise a mix of detached and semi-detached dwellings; and contains bungalows and two storey properties, many of which have undergone rear and/or side extensions and there are some roof extensions also.

The neighbouring property to the north (no. 26), is a handed version of the application dwelling, and has a rear and side extension to the boundary with no. 24. The neighbour to the south (no. 22) is a semi-detached bungalow, with a side drive next to no. 24

Proposal:

The proposal, seeks permission to:-

- Replace the existing rear conservatory with a brick built rear flat roof extension.
- The extension will be full width and will also include the side section behind the existing garage.
- The rear extension will be 4m deep x 9.6m wide x 3m high
- Provide a front porch with a hipped roof, measuring 1.3m deep x 2.9m wide x 3m high

Consultations: None

Representations: Lancing Parish Council: No comment

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 2021

Planning Assessment

Principle

The proposal comprises upgrading a 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 application proposes to remove the rear/side conservatory and provide a solid rear extension which wraps around from the rear to the north side of the dwelling close to the boundary with no. 26, and adjoin the shortened garage. The extension will be no wider than the existing dwelling on the south elevation. Thereby the proposed extension will not be readily viewed from the street.

The existing kitchen will become a wet room, and the kitchen door will be replaced by a window. The rear extension will incorporate a bedroom with windows to the south elevation. It is considered that as there was an existing glazed conservatory to the side and rear, the introduction of windows on the south elevation will be comparable to the former glazing, and therefore will cause no greater harm onto the neighbour to the south, no. 22.

The extension to the north side will be close to the existing boundary with no. 26 who have their own side/rear extension, which is approx. the same depth as the existing conservatory at no. 24. The proposed rear extension will be approx. 1.55m deeper than the existing conservatory and the neighbours' extension. It is not considered that the increase would result in unacceptable loss of light to no. 26.

The property to the rear is some 18m from the proposal, and thereby will not be unacceptably affected by the proposed rear extension.

The design of the front porch will reflect that of the existing dwelling, and the double front doors will assist access for the disabled. The depth of the porch is only 1.3m and the width will reflect that of the existing open porch.

There are a variety of housing designs in the street and there are some porches within the street of various sizes; the larger of them to be at no. 6 and 8.

The porch will thereby be in keeping with the existing dwelling and will not be out of character with the street scene.

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: 19.08.2022

Authorised by: Peter Barnett Date: 19 August 2022