Development Management - Delegated Officer Report

Application Number: AWDM/0903/19 Recommendation – APPROVE

Site: 25 Lancing Park, Lancing, West Sussex

Proposal: Single storey front extension annex for dependant relative.

Date of site visit: 17.06.19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application side is a gabled roof chalet bungalow with garage and study to the side at single storey, set back from the front of the property. Consent is sought for a single storey infill extension to the front of the side extensions incorporating the existing garage and coming forward in line with the front of the existing building.

The extension will provide an annex for a dependant relative. It will provide a lounge area, bedroom and shower room and will be internally linked to the existing bungalow. A window is proposed to the front elevation and a false pitch roof is proposed to the front with a flat roof.

Lancing Parish Council: - No objection

Consultations: - West Sussex County Council Highways: -

Parking and Sustainability
The applicant has not submitted any plans showing current parking arrangements but upon inspection of WSCC local mapping the LHA can determine that there is adequate parking space already present and does not impact upon the Publicly Maintained Highway.
The site is located in a sustainable location within walking and cycling distance to a range of public services, amenities and employment options. Bus and rail links provide a realistic travel opportunity for longer trips. It would not be anticipated that future occupiers of the dwelling would be reliant on the use of a private motor vehicle.
As a result, The Local Highways Authority (LHA) would like to see cycle storage space being implemented after the removal of the garage and what it provided as potential lockable cycle storage.
Conclusion
The Local Highway Authority (LHA) does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.
If the LPA are minded to approve the application, the following conditions should be applied:
Parking
No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all

times for their designated use.
Reason: To provide car-parking space for the use.
Cycle Parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Adur & Worthing Councils: The **Private Sector Housing** team of Adur & Worthing Councils have identified that some aspects of the development may result in hazards that require action under the Housing Act 2004. Typical hazards can include 'inner' rooms (where the only means of escape in the case of fire is through another risk room i.e. bedroom, living room, kitchen, etc.) or where there are inadequate windows or outlook from habitable rooms.

Compliance with Building Regulations will not necessarily address the hazards identified and you should contact the Private Sector Housing team to confirm that the layout of the property is acceptable prior to commencing the development in order to avoid the need for any formal intervention or the requirement of retrospective works.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 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 dwelling and its surroundings.

Visual amenity

The extension is visible within the street scene; it will infill a space to the side of the dwelling and will be subservient and in keeping in scale, design and appearance with the existing bungalow. There are many bungalows of varying design within Lancing Park and many have garages and side extensions of various design. The extension will not be out of keeping and will add to the mixture of building styles within the street. Material used will be render to match existing. There is no set back and the extension is flush with the front of the property - this is considered acceptable as the dwelling is already set back within the site and due to the non uniform appearance of

the street scene this would not be harmful and the set back is not considered necessary.

Residential amenity

The main properties to be affected are those either side of the site. Due to the position of the extension there will be no impact upon the property to the east as it will be screened by the existing bungalow. To the west is a tall hedge along the boundary which is on the application site. Beyond this is the blank side elevation of the neighbouring bungalow. The extension will not result in any loss of light, privacy or overbearing impact upon the occupiers of the adjacent bungalow.

Highways

There is currently off street car parking to the front of the property and more space could be provided if necessary. The annex is modest in scale and if its use demands additional parking such space could be provided on site or on street without any highway safety issues or pressure upon the existing highway. Cycle parking could also be provided if necessary within the front or rear garden. Due to the nature and scale of the proposal it is not considered necessary to attach conditions to this consent relating to parking layout or requiring cycle parking provision prior to occupation.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on the west elevation
5. Ancillary use only

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

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.

Private Sector Housing

Case Officer: Hannah Barker Date: 26.06.19

Authorised by: Peter Barnett Date: 26 June 2019