Expiry Date - 11/04/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0125/23 Recommendation – APPROVE

Site: 4 Bessborough Terrace Lancing West Sussex BN15 8RG

Proposal: Single storey rear extension.

Date of site visit: 09/03/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is a mid-terrace two-storey household situated on the east side of Bessborough Terrace near Lancing Beach. The property comprises facing brick elevations and a tiled gable roof with front porch canopy, along with a UPVC and glass conservatory to rear. Beyond the conservatory is an adequately sized garden relative to the property and a garage to the rear. The properties along this terraced row on Bessborough Terrace are proportionate with one another and exhibit the same design, layout, and orientation. An undesignated path off Brighton Road leads to the garages and rear garden spaces of the respective properties.

Proposal:

Permission is sought for the demolition and replacement of the conservatory with a single-storey rear extension. The extension would comprise matching facing brickwork elevations, a felt flat roof, aluminium powder coated bi-fold doors, and 2No. VELUX roof lights.

The existing conservatory measures approximately 2.2m deep, 4.35m wide, and 2.55m at peak height. By contrast, the extension would measure approximately 3.5m deep, 5.22m wide, and 3m high.

Representations: None received.

Consultations:

Lancing Parish Council: No objections.

Relevant Planning History:

Planning permission granted at the application property for New Front Porch with Tiled Canopy under L/86/87/TP/1254, decision issued 18/05/1987.

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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 character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The proposed extension would be visible from the public realm on Brighton Road to the south by virtue of its siting to the rear of the property and the low/ pervious boundary fences of properties along the terraced row. Whilst the projection of the proposed extension would exceed the respective building lines of dwellings along this row, it would not be out of keeping with the area and would not have a detrimental impact on the street scene; every dwelling along the row exhibits a single-storey adjoining conservatory or the like. The materials proposed would respect the character of the dwelling and the row of terraced houses. The occupants would continue to enjoy a reasonably sized garden. There would be no adverse impact to visual amenity as a result of this proposal.

Residential Amenity

The most affected properties would be the attached neighbours to the south (No. 3 Bessborough Terrace) and north (No. 5 Bessborough Terrace).

The building line of the extension would project beyond these neighbours' conservatories and would pose an alteration to their outlook. However, this would not be to a significant degree and would not result in an overbearing form of development; the building line of the extension would only project approximately 0.65m in front of No. 3 to the south and 1.05m in front of No. 5 to the north. In view of the height and width of the extension, which would abut the boundaries of the attached neighbours, coupled with the small boundary fences and fairly narrow rear gardens of the properties along this terraced row, there will be an impact on the admittance of light into the rear windows of the attached neighbours. The applicant agreed to an advised reduction to 3.5m in depth as opposed to the originally planned 3.9m in order to ensure conformity with the Council's DM Standard and mitigate residential amenity issues, in-particular the admittance of light in this instance. Whilst the

extension at this revised depth would still be a noticeable feature and would reduce the admittance of light to the neighbour to the north No. 5, it is considered that this would not be to an unacceptable degree. No unneighbourly overlooking would occur as there are no proposed openings on the side walls of the extension.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No Windows Side Elevations

Informatives:-

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: Jason Albon Date: 06.04.2023

Authorised by: Peter Barnett Date: 6 April 2023