Development Control – Delegated Officer Report

Application Number: AWDM/0806/16 Recommendation – APPROVE

Site: 9 Alexandra Road, Lancing, BN15 8EJ

Proposal: Single-storey rear extension

Date of site visit: 21.07.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached bungalow, with a relatively low ridge height, particularly in relation to the neighbouring properties. The roof also incorporates a wide overhang. The frontage is hardsurfaced; has a vehicular access; and an integral garage. The rear of the bungalow has a recessed section between the main rear protrusion and the neighbouring property.

The surrounding area is made up of a mix of dwelling styles; types; and sizes, i.e. the neighbouring property no.7 is a two storey mansard dwelling and next to that is a 1 ½ storey chalet bungalow. No.15 to the east is a different bungalow to the application site and its neighbour, also a bungalow has a ramshackle mono pitch font extension added to it.

The neighbouring property, no. 7, has a flat roof brick single storey rear extension, and then a glazed conservatory has been added to the rear of this. Other properties also have rear extensions.

Proposal

Planning permission is being sought to 'square' of the bungalow, by providing an infill extension measuring approx. 7m long x 3.5m wide x 3.2m high. The flat roof will also have a raised, rectangular glazed lantern within it.

Consultations: None undertaken.

Representations: Lancing Parish Council has no objections

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the neighbouring properties.

Visual Amenity

The proposed extension would 'square' of the existing bungalow by providing a flat roof rear infill extension. The flat roof will sit above the distinct, deep eaves overhang of the host property, but having regard to the siting of the extension at the rear, any views of it will only be minimal.

A gap of some 800mm will be left between it, and the dividing fence. The neighbouring property to the west, no. 7 is close to the boundary with the application site, and has a further extension to the rear windows within its side elevation, but these are largely obscured by the existing boundary fence. The new extension will be some 3m in height and be positioned some 800mm distant from the fence, which will thereby minimize its presence. Further, by being to the west, there will be minimum loss of light to no. 7, indeed the existing dwelling will already cast a shadow over no. 7 with the morning sun, and the extension will not change that. By being so close to a boundary, already reduces the amount of daylight no. 7 receives. Furthermore, the street scene comprises dwellings that are positioned close to one another thereby the proposal will be in accordance with the character of the street.

The proposed extension will have no windows in its side elevation, and a condition requiring that no openings be put into the extension without the prior permission of the LPA would be reasonable.

The extension is located wholly at the rear and would have no impact on the street-scene, and as it is located on the west side of the building, it would have no impact onto no. 11 either.

Residential Amenity

The proposed extension, being located on the west side of the building, would have no impact onto no. 11. As stated above it will be some 800mm from the boundary with no. 7, but in view of the fact that no. 7 is to the west and the extension will be flat roofed, it is considered that it will not have a demonstrable effect onto this neighbouring property.

Recommendation

APPROVE subject to the following conditions.

1. Plans
2. Standard time limit
3. No windows or other openings to be installed within the west elevation without the prior permission of the LPA
4. Materials to match existing

Informative

1. Approved following revision

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

Case Officer: Eve Hearsey Date: 13.09.2016

Authorised by: Jo Morin Date: 14.09.2016