Development Management - Delegated Officer Report

Application Number: AWDM/1905/21 Recommendation – APPROVE

Site: 8 Seventh Avenue, Lancing, BN15 0PJ

Proposal: Single storey rear extension

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 situated on the north side of Seventh Avenue and is a semi-detached bungalow, and it has a single storey rear extension plus conservatory type extension next to it. There is also an outbuilding within the rear garden next to the rear access road.

The street scene comprises predominantly semi-detached bungalows, many of which have rear extensions and or roof dormers.

Proposal:

The application seeks permission to provide a rear single storey extension across the full width of the property, to replace the existing extensions.

The rear extension will measure approx. 9m wide x 3m deep x 3.1m high (excluding roof lantern).

NB: The plans also show a hip to gable roof extension, together with a rear dormer and has a notation stating that these will be undertaken under permitted development. Therefore these matters are not being considered here.

Consultation: None

Representations:

Lancing Parish Council:
The council objects to the application due to overdevelopment extra bedrooms with no extra parking.

Cllr. Dora Martin requested that her non-objection be recorded.

Objection:

- Strongly disagree with this
- The property is already a HMO and the mess and noise levels are awful

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 locality

Visual & Residential Amenity:

The rear extension will measure less than the suggested acceptable depth for single storey rear extensions under the SPG 'Extensions and Alterations to Dwellings', and thereby is considered to be acceptable.

Being to the east of no. 10, there will be some shadowing from the extension in the morning, but again, because of its limited depth, it is considered that the shadowing will also be minimal.

The dwellings within the street are constructed close to each other, thereby the rear extension will not be readily viewed from outside of the site.

It is thereby considered that the rear extension will not have any material impact onto the neighbour residential properties or the character of the street in general.

With respect to the objection received with regard to the property being used as an HMO, there are no details of this with the LPA or the Private Sector Housing, and in any case it is not a material consideration in the determination of this application. Other points raised within the objections appear to relate to the construction of the hip to gable and rear dormer extensions, both of which are not being considered here as there is a notation on the plan to state that they will be constructed under permitted development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans

2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendment
2. The hip to gable and rear roof dormer extensions are shown as being constructed under permitted development and thereby are not being considered here.

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

Case Officer: Eve Hearsey Date: 04.01.2022

Authorised by: Peter Barnett Date: 4 January 2022