Expiry Date - 13/09/2022

Development Control – Delegated Officer Report

Application Number: AWDM/1206/22 Recommendation – APPROVE

Site: 20 Croshaw Close Lancing West Sussex BN15 9LE

Proposal: Single storey rear extension (part retrospective).

Neighbours checked: Y

Additional neighbour notifications: **N**

Proposal, Site and Surroundings

The application relates to a semi-detached property located on the southern side of Croshaw Close. There is a detached garage located to the rear of the property which is offset to the side. There is a hard standing to the side and front with access onto Croshaw Close.

The adjoining house at No. 19 is a semi-detached property which has a single storey conservatory extension to the rear that projects beyond the extension at No. 20. The property at No. 21 is semi-detached with a single storey rear extension and a detached garage located to the rear and offset to the side. There are two driveways between the subject property and No. 21.

The surrounding area is residential with semi-detached houses with some properties having detached garages located to the rear of the property which are offset to the side.

The proposal which is currently under construction is for a single storey rear extension which will measure 2.4m in depth, 7.1m wide and have an overall height of 2.8m with a flat roof and one roof light.

Relevant Planning History:

None.

Consultations:

There were 4 adjoining occupying properties notified of this application. At the time of writing this report no representations have been received.

Representations:

Lancing Parish Council where notified of the planning application and have made the following comments – No objection.

Expiry Date - 13/09/2022

Relevant Planning Policies

Adur Local Plan 2017 – Policy 15

'Supplementary Planning Guidance Development Management Standard

No.2 'Extensions and Alterations to Dwellings''.

National Planning Policy Framework (February 2019)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposal is for a single storey rear extension which cannot be seen from the front and is considered by way of its size, design and location will not impact on the subject property, the character of the neighbouring properties or the street scene. There would be no adverse impact on the character of the property or the visual amenities of the adjoining occupiers in the locality as the result of the proposal.

Residential Amenity

The proposal is for a single storey rear extension that building works have already started with the walls of the development already in place. It will project 2.4m from the existing rear elevation and have an overall height of 2.8m with a flat roof and one roof light. The property at No. 19 has a single storey conservatory extension that projects beyond what has been started to be built at the subject property. It is considered that the proposal by way of its size, design and siting it would not have an overbearing impact on the residential amenities of the adjoining occupiers as it is being built in line with this Council's guidelines on single storey rear extensions which states that "they do not project more than 3.5m from the rear wall of the original dwelling house. (Supplementary Planning Guidance Extending or altering your home. Provided by Adur and Worthing Council)

Overshadowing/Light Impacts

There will be no overshadowing or loss of light to the adjoining occupiers due to the projection of the extension which is smaller in depth than the existing extension at No. 19 where there is also a 1.8m high fence on the boundary between the two properties and the height of the proposal is under 3m and smaller that the height of the extension at No. 19.

It is therefore considered that the extension projecting 2.4m is acceptable and would not significantly overshadow or be a detrimental cause to loss of light at No.19.

The proposal is for a single storey rear extension with doors that open/face into the rear garden and a window that faces onto the driveway to the side of the property. The property at No. 21 has an extension to the rear with a window that faces into this area also, however the distance between both these properties with a driveway access between them is measured at 5m+. It is considered that there will be no overlooking issues nor will the proposal affect the privacy of the adjoining occupiers at No's 19 and No. 21.

Highways and Parking

The parking arrangements to the front of the property remain unchanged and are not a consideration of this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Matching materials

Informative

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.

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

Case Officer: J. Price Date: 12/09/22

Authorised by: Peter Barnett Date: 13 September 2022