Expiry Date - 15/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1599/23 Recommendation – APPROVE

Site: 9 The Crescent Lancing West Sussex BN15 8PH

Proposal: Proposed rear extension and side extension.

Date of site visit: 11/01/2024

Neighbours consulted: N

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west of The Crescent, Lancing. The site comprises a semi-detached bungalow. The plot is small but comfortably hosts the existing dwelling with parking to the front and a shared driveway to the north. To the rear of the property there was a narrow full width conservatory, which has been demolished to accommodate the proposed extension. Within the garden there is a shed. The garden to the rear is narrow with a depth of approximately 7.5m at its deepest.

The property has a front porch which is considered to be a characteristic of the area. The character of The Crescent is relatively uniform with pairs of bungalows. A number of the bungalows along the road have undergone a number of alterations including roof conversions, some of which having hip to gable conversions the nearest of which being No.25. Due to the size of the plots and the distance to the rear boundaries there are not many extensions to the rear of the properties which are full width or over 3m in depth.

Proposal

The application relates to a wraparound extension that is proposed to run along the rear of the property and wrap around to the side. The proposal has the side aspect to be a garage/store.

Within the extension there are proposed to be 2no. roof lights, both of which are proposed to be within the rear aspect. Within the side wall there are not proposed to be any windows. To the rear elevation there are proposed to be a set of sliding doors 6m in width and a door to provide access to the store. There are no windows on the western elevation.

Relevant Planning History:

AWDM/1600/23 - Application for a Lawful Development Certificate for Proposed rooms in roof consisting of hip to gable roof extension, rear dormer and front roof lights – pending consideration

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Consultations:
None

Representations:
None

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 (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 side component of the proposed extension will be visible in the streetscene. However, it is subsidiary in scale and proportions to the host dwelling, and will be carried out in matching brickwork. In addition, the set-back of the side element from the main front elevation will help it appear subsidiary in visual terms. Therefore it is considered not to have any harmful impact on the appearance of the property or the character of the area.

A garage/store is the aspect that would be visible from within the public street scene. A garage is a feature which is considered to be appropriate to the residential character of the area as such it is not an alien feature which would be demonstrable to the application.

Residential Amenity

In this instance there is not considered to be any unacceptable overbearing or overshadowing that would be achieved from the development. This is due to the extension which the neighbouring property has. As such there is not considered to be a detrimental impact to residential amenity as the extension is minor in scale and the existing built form from neighbouring dwellings.

The neighbouring properties to the north and south, would potentially be most affected by the proposed development with the introduction of an extension on their boundary lines. However, due to the existing built form of the extension on the property to the south and the separation from the side elevation of the property to the north it is not considered that there would be an unacceptable impact on the neighbour that would not be available through other forms of development.

As such it is not considered that the proposed extension would result in a demonstrable impact on either neighbouring property.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of extension

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: Finlay Gardner Date: 10/01/2024

Authorised by: Peter Barnett Date: 12 January 2024