Development Control – Delegated Officer Report

Application Number: AWDM/0696/24 Recommendation – APPROVE

Site: 16 Greet Road, Lancing, BN15 9NT

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 a semi-detached bungalow situated on the west side of Greet Road in Lancing. The property backs onto properties within Hamilton Road. The front amenity area is hardsurfaced for the parking of cars

The locality is characterised by semi-detached bungalows, some of which have been extended to the rear and/or into the roof.

The adjoining bungalow no. 14 has a rear extension plus a rear conservatory across the full width of the property. They also have outbuildings within the rear garden area.

To the other side of the application site, no. 18 has a rear conservatory plus a side lean-to close to the mutual boundary with no. 15; plus outbuildings in the rear garden

The site is not a Listed Building or within a Conservation Area.

Proposal:

Permission is sought to provide a single storey rear extension measuring approx. 8.6m wide x 2.45m deep x 2.85m high.

The plans are notated that all materials to match existing.

Representations: Comments received from 18 Greet Road.

- The following conditions should be attached to any approval;
- Care and consideration in protecting, respecting and not leaning anything against our property, including fencing;
- Any damage caused the builders will be liable;

- Hip to gable will result in a loss of light;
- No parking on the grass verges;
- Road is on a school run;
- No building works before 0800 or after 1700 hours;
- No dust;
- Remove scaffolding when works are completed.

Consultations: None

Relevant Planning History:

AWDM/0549/24 Application for Certificate of Lawfulness for proposed hip to gable roof extension, rear dormer and front rooflights**.** **Current**

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 2023

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 & Residential Amenity

This planning application relates to the rear extension (roof works are the subject to a Lawful Development Certificate).

The proposed rear extension is shallower than its adjoining neighbours rear extensions at no. 14, and thereby will not result in any unacceptable harm onto that property by way of overshadowing or overbearing.

With regard to no. 18, the proposed extension will be positioned no closer to that property than the existing bungalow (approx. 2.3m to the mutual boundary) of no. 16 as the extension will not extend past the north elevation. Further, the new extension will not have any windows to its side (north) facing no. 18.

The comments made from the neighbouring property are not material planning considerations but are largely private matters.

Further the reference made regarding the Lawful Development Certificate cannot be taken into account as such applications are determined with regard to fact not merit. For such applications, there is no requirement to notify neighbours.

The properties to the rear within Hamilton Road are some 20m distant, and therefore will not be materially affected by the proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials

Informatives:-

1. Approved without amendment.

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

Case Officer:	Eve Hearsey	Date: 07.08.2024
Authorised by:	Peter Barnett	Date: 7 August 2024