Expiry Date - 30/11/2017

Development Control – Delegated Officer Report

Application Number: AWDM/1525/17 Recommendation –

Site: 11 Boundstone Lane Sompting Lancing West Sussex

Proposal: Single-storey side extension to north elevation and single-storey rear extension to west elevation.

Date of site visit: 16.11.17

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site relates to a semi-detached house on the west side of Boundstone Lane a road which comprises a mixture of terraced, semi- detached and detached houses. The houses have a mixture of frontages.

No 11 is set back from the road with parking space to the front and the side. It has been extended to the rear with an L shaped flat roofed extension which projects a max of 5.7m (including the bay). The element nearest to the boundary with adjoined semi (N0 9) currently projects 2.6m. The property is brick and render.

No 9 to the south has a lean to extension close to boundary with No 11whcih projects approx. 2.5m. There is an approx. 1.8m high close boarded fence between the properties.

No 13 to the north has a driveway to the side with closest to No 11part of which is covered by a car port. The property has several windows along this boundary facing No 11 to hall and storage areas, there is an approx. 1.8-2m fence along part of the boundary, and the remaining boundary is hedging.

Proposal

The application proposes a single storey side extension starting from 0.5m from the front elevation of the property and projecting back 12.2m along the boundary with No 13. The extension would have a flat roof with parapet to the front elevation. It would project back level with its existing rear extension and be incorporated into this extension.

It is also proposed to extend the existing extension closest to the boundary with No9 this extension would project back a further 2.5m. The existing and proposed extension would provide an open plan dining, family and kitchen area to the rear; it would also provide a utility and store to side and front.

The applicant has indicated that he would like to construct the extension in brick to match the approx. 1m band at ground floor around the property.

Consultations

Lancing Parish Council: - No objection
Sompting Parish Council :- Support

WSCC: N/A

Representations: 1 letter of objection

13 Boundstone Lane

1. loss of privacy and overlooking of windows in the north side elevation facing No 13
2. The design is unacceptable within close proximity
3, Character and appearance is unacceptable

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Adur Submission Local Plan (2016) Policy 17
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

Residential amenity

The most effected properties are No 9 and No 13.

In terms of the impact on No 9 this is the attached semi. This property has an extension to the rear and currently the two properties have extensions to a similar depth. The proposed addition to No 11 would involve a further projection of 2.5m which would be north of the property. There is an approx. 1.8m high fence to the boundary and the proposed extension would have a height of approx. 3m. It is not considered that the proposed depth of extension would have an adverse impact on No 9 in terms of visual impact or loss of light.

With regards to the impact on No13 this property has a driveway between the property and the boundary partly covered with a lean to car port. Although there are window in the side elevation of No 13 facing No 11 these are not main living room windows and are partly obscured themselves by the car port. There is also an approx. 2m high close boarded fence along part of the boundary. The side extension would be flat roofed and 2.5m high. It is not considered that the proposed extension would cause undue loss of light to the

side windows of No 13. The proposed extension does not have any windows in the side elevation facing No 13. It is a blank elevation set slightly off the boundary. The proposed extension does project back approx. 5m beyond the existing rear wall of the properties, however No 13 has also been extended to the rear. It is not therefore considered the depth would have an adverse impact on No 13 in term of loss of light and visual impact.

Visual amenity

The proposed extension would be visible from the road but it is set back and has a false pitch to the front to provide more design interest. There are a range of examples of extension in the very near vicinity including an extension similar to the proposal. There are examples of extensions to the boundary including two storey side extensions. It is not therefore considered that the proposal would have a detrimental impact on the street scene. The applicants have indicated that they wish to construct the extension in a matching brick to the first few courses of the existing property. There are similar examples of this in the area and the property itself has a mixture of materials.

Recommendation

Approve

Subject to Conditions:-

1. Approved Plans
2. Standard time limit 3 years
3. Materials to match existing
4. Permission relates to email amendment

Informatives:

1. Approved without Amendments

Case Officer: Jackie Fox Date: 28.11.17

Authorised by: Peter Barnett Date: 28 November 2017

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