Development Management - Delegated Officer Report

Application Number: AWDM/090021 Recommendation – APPROVE

Site: 9 Abbots Way, Lancing, BN15 9DH

Proposal: Single storey rear extension and associated raised platform

Date of site visit: Assessment has also been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the west side of Abbots Way in Lancing and is a semi-detached bungalow, with an existing single storey flat roof rear extension. Abbots Way comprises predominantly semi-detached bungalows, many of which have been extended in some form, mainly by way of rear extensions, but some also have roof dormer extensions.

Proposal:

The proposal seeks permission for the replacement of the existing rear extension with a rear, single storey, full width, and flat roof extension measuring approx. 4.3m deep x 7.25 m wide x 3.4m high (excluding rooflight). The extension will have a render finish.

Rear raised patio platform approx. 2m deep x 7.2m wide

Representations: Lancing Parish Council: No comment

Consultations: None

Relevant History: None

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 2019

Planning Assessment

Principle

The proposal comprises upgrading the 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 surrounding area.

Visual & Residential Amenity

The proposed rear extension will be glimpsed from the street, but it will not be a dominant view, and it will not affect the character of the street. Indeed rear and side extensions are a common feature on these properties, the sizes of which vary in size and scale.

The existing conservatory extension is approx. 5.7m wide x 2.7m deep and the proposal is approx. 7.25m wide x 4.3m deep. It is considered that the increase of 1.45m in width and 1.6m in depth would not be materially detrimental to the existing residential amenities of the neighbouring properties no.'s 7 and 11 Abbots Way.

The height will be greater too, particularly given that the existing conservatory extension is set lower into the ground than the existing bungalow bringing the top of the mono-pitch roof up to just under the eaves of the bungalow.

The proposed floor level of the extension will be the same level as the existing floor within the bungalow as opposed to the steps down into the conservatory extension by 550mm. This is a clear trip hazard and it will be an improvement to have the floor levels the same. This thereby increases the external height by approx. 550mm over that of the eaves.

The adjoining neighbouring property no. 11 has a similar sized conservatory extension to that existing at no. 9. No. 11 lies to the south of no. 9, therefore there will be limited loss of light and overshadowing to no. 11 due to the orientation and movement of the sun.

No. 7 lies to the north of the proposal and thereby could be affected more by possible overshadowing, however the side wall of no.7 lies approx. 4.6m distant and only has a small window on the side wall of the extension closest to the application site. This window would not be a primary living area, and thereby it is not considered that their existing amenities would be compromised by the extension.

The raised platform to the rear will not be overly high and is not considered that its use will be materially different to using the garden land.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

4. Windows

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 02.07.2021

Authorised by: Peter Barnett Date: 2 July 2021