Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1782/16

Site: **First floor flat 149 South Street, Lancing**

Proposal: **First floor extension to rear elevation**

Last visited: 10 January 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application site comprises a flat located on the east side of South Street comprising of an entrance hall, bedroom and bathroom on the ground floor and living room, kitchen and main bedroom at first floor level. There is also a separate commercial office at ground floor level. There is access to the flat from the rear, where there is a pedestrian access running along the rear of properties between No.141 and 153 South Street. There is an existing rear projection (part two storey/part single storey) and permission is sought for the construction of a first floor extension above the existing single storey structure. This is a revised scheme following refusal of permission AWDM/0918/16 which was for a 4.9 metre deep by 3.6 metre wide extension which was proposed to be 6.8 metres in height from ground level with a flat roof. The revised proposal is for a 1.6 metre deep by 3.6 metre wide first floor extension which would measure 6.8 metres in height when measured from ground level. It would have a flat roof and be clad in fibre cement weatherboard.

Relevant site history

AWDM/0918/16 – planning permission was refused for a first floor extension at the rear in August 2016 for the following reasons:

The proposed first floor rear extension would, by reason of its size and proximity to neighbouring properties, represent an unneighbourly and overbearing form of development, harmful to the amenities of neighbouring occupiers, notably in terms of an increased sense of enclosure, and loss of light and privacy. The proposal is therefore contrary to saved policies AG1 and AH7 of the Adur District Local Plan, supplementary planning guidance in Development Control Standard No.3 'Extensions and Alterations to Dwellings' and the relevant policies of the National Planning Policy Framework

Consultations

Lancing Parish Council – no objection

Representations

Two representations received from the owner of 151(and 'several properties' in) South Street raising objections for the reasons summarised below:

- Loss of light to 151 – would make the flat intolerable, dark and gloomy, loss of light to kitchen – the drawing showing the window in 151 is not correct and is right next to the proposed wall and would cause loss of light.
- Loss of light to 147- first floor bedroom.
- The existing flat is large over the ground and first floor
- Builders would need to use the front access – adding to parking congestion and causing problems for businesses to trade
- If rear access is used for construction – private land and difficulties with access/safety issues.
- Overdevelopment
- Privacy light and noise

A further email has been received stating that the above objection is not to be continued with as it is only a small extension that would not affect light from 151. However the points are still included here as this email has not come directly from the original author.

The applicant has written in support of the application stating that no side windows are proposed, there is a good relationship with neighbours who are supportive and goes on to state that the extension to the kitchen and inclusion of a shower room will give a sense of independence to the applicants disabled son who also lives at the flat, occupying the ground floor accommodation.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Adur Local Plan (submission) 2016 policies: 1, 2, 15
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Residential amenity
As was the case previously, No.147 to the north has a similar rear two storey projection and with windows in the rear and side elevation facing the application site. Although ground floor windows appear to serve the commercial premises, the first floor comprises a flat. No.151 to the south comprises flats at ground and first floor level and has rear windows and a rear yard area that appears to be in residential use.

The addition proposed at first floor level is relatively modest at 1.6 metres in depth and although this would elongate the rear projection it would not be to an extent that it would pose any significant threat to residential amenity in terms of loss of light or outlook. The reasons for refusal in relation to light and enclosure have therefore been overcome by the reduction in depth. No side windows are proposed and a condition is recommended for no further side windows in the interests of protecting privacy.

Issues of access and parking congestion during construction mentioned in the representation would be a matter for the developer/owner.

Visual amenity
The overall design and flat roof form is not out of character with the recipient building or the area in general and so design and impact on visual amenity is considered acceptable.

Recommendation

Approve
Subject to Conditions:-

1. Permission relates to approved plans
2. Standard time limit 3 years
3. No further side windows (north and south)

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? Y

Case Officer: Rebekah Smith Date: 17 January 2017

Authorised by: Peter Barnett Date: 17 January 2017