Development Control – Delegated Officer Report

Application Number: AWDM/1246/20 Recommendation – APPROVE

Site: 6 Freshfields Drive, Lancing, BN15 9LN

Proposal: Single storey rear extension to south elevation

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

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

No. 6 Freshfields Drive is a detached bungalow situated on the south side of the road. The street scene comprises predominantly bungalows in a mix of detached and semi-detached form. No. 6 is on a curve in the road, and in consequence is set back for its neighbour to the east, and in turn sits forward of its neighbour to the west. A pedestrian alleyway runs behind the property running between Elms Drive and Boundstone Lane.

There is a gabled side projection to the dwelling on the east side relating to the existing sitting room. No. 6 also has a garage to the rear, close to the boundary with no. 4. It also has a greenhouse structure to the rear of the garage. And a further detached outbuilding positioned to the front side of the property, between the bedroom and the boundary fence with no. 8.

Many properties within the street have side and or rear extensions.

The proposal seeks permission to provide a rear, pitched roof extension which will run in line with the east side elevational wall of the bungalow, but will be set back from the west side elevational wall. It will have a length of some 5.36m on the east boundary and 5m on the west boundary, and an overall width of 6.86m the height to the ridge will be approx. 4.2m, there will be a lower roof of approx. 3.2m to the east side of the pitched roof. This roof is a false pitch, and will have a flat roof on this section of the extension.

Both sides of the pitch roof will have 3no. rooflights and the main elevation will have bifolding doors with a triangular section of glazing above. A full length window will be to the side of the bifolding doors

Relevant Planning History: None

Consultations: None

Representations: Lancing Parish Council: No objection

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection to the proposed development for a rear extension.

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual Amenity

The existing bungalow is positioned some 3m from the west boundary, and due to the sitting room projection, will be some 2m from the east boundary, and the proposed extension will not be positioned any closer to either of these mutual boundaries.

The west section of the extension will largely be screened from no. 4 by the existing garage. No. 8 has a garage on the side boundary to the application site, and the rear elevation of which is approx. level with the existing rear elevation of no. 6, it then appears to have a gap with no structures before a further outbuilding to the boundary. The rear elevation of the proposed extension will be positioned approx. half way down the 'gap' of no. 8, but as this position is some 7m diagonally to the rear extension relating to of no. 8 and this diagonal line is through their garage. Thereby, it is unlikely that the extension will result in unacceptable visual harm to either of its side neighbours.

Residential Amenity

The neighbouring properties no.'s 4 and 8 are the neighbours that could be affected by the proposal, but it is considered there is a reasonable separation distance from the proposed extension to these neighbours which will thereby mean that there will be no unacceptable loss of existing residential amenities onto these properties. Further, there are no side windows identified on the plans, which will mean that there will be no overlooking to the neighbouring properties, and a condition restricting windows to the side elevations is deemed appropriate.

Recommendation

APPROVE subject to the following condition(s)

1 Approved plans
2 Standard time limit
3 Materials
4 No windows to side elevations

Informative
1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 17.09.2020

Authorised by: Peter Barnett Date: 17 September 2020