Development Management – Delegated Officer Report

Application Number: AWDM/0224/22 Recommendation: APPROVE

Site: 33 Culver Road, Lancing, West Sussex

Proposal: Proposed single storey flat roof and pitched roof rear extension.

Date of Site Visit: 28th June 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a cul de sac near Lancing Town Centre. There is an existing rear flat roof infill extension adjacent to the boundary of the attached bungalow. Adjacent to this is a rear gable projection with a conservatory attached to the rear. Consent is sought to add 2.6 metres in depth to the flat roof addition and the same to the gable projection matching the existing design. The conservatory is to be removed. Rooflights are proposed in both the gable and the flat roof extension.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

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

Visual amenity

The extensions are to the rear of the bungalow, they will not be visible within the street scene. They are modest in scale and in keeping in design and materials with the existing bungalow.

Residential amenity

The main property to be affected is the attached bungalow. This has a flat roof extension the same depth as that existing at the application site. Beyond this is another flat roof projection, with a lean to attached. This leaves the adjacent window in a recess. However on balance this is considered acceptable, the proposed extension is 2.6 metres beyond the rear of the neighbouring extension. Therefore not overly deep, there is existing limited light and outlook to this adjacent window due to the existing boundary fence and neighbouring deep extension. There will not be a significant impact as a result of the proposed flat roof addition which would warrant a refusal in this case.

Recommendation

Subject to Conditions:-

1. Time limit
2. Materials to match
3. Approved Plans

Informatives

1. Proactive no amendments

Is recommendation contrary to letter(s) of representation: - N

Case Officer: Hannah Barker Date: 28th June 2022

Authorised by: Peter Barnett Date: 30 June 2022