Development Management – Delegated Officer Report

Application Number: AWDM/1368/17 Recommendation – APPROVE

Site: 1 Gravelly Crescent, Lancing, BN15 9EG

Proposal: Proposed front, side and rear extension.

Date of site visit: 14.11.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to an end of terrace two storey dwelling. This part of Gravelly Crescent is set back and parallel to Mash Barn Lane. There is an alley to the west side of the dwelling which runs for the full length of the site and gives rear access to properties in Shadwells Road which side on to the site.

Permission is sought to erect a single storey wrap around extension starting at the front (south) with a porch; running the full length of the dwelling with a shower room and utility room; and then across the rear as a dining room.

The porch extension will measure some 3.6m wide x 2.3m deep with a hipped roof to approx. 3.5m high;
The shower room plus utility room will measure approx. 1.6m wide x 11m long with a mono pitch roof approx. 3.4m high;
The rear dining room will measure some 5.5m wide x 3.6m deep with a flat roof and centre lantern, to a height of approx. 2.9m to the flat roof and 3.5m to the top of the lantern.

Consultations: None

Representations: Letter from no. 4 Shadwells Road

- No windows to face into my garden or property from the side extension
- The back alley should be kept clear at all times for daily access

Lancing Parish Council: No objections

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan as modified in accordance with the Inspectors recommendations: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality and how the proposal affects the character of the area.

Visual Amenity and Impact upon Character and Appearance of the Area

The proposed extension will all be single storey and the roofs will change from the front (hipped) to the side (mono pitch) to the rear (flat). The side extension is shown to come approx. 100mm from the boundary line, but effectively will likely become the side boundary itself.

There is an existing flat roof front porch which measures some 2m x 1m x 2.5m high, the proposal will increase the size of the porch by some 1.6m in width and 1.3m in depth, it will also have a hipped roof, the ridge of which will come to below the cill level of the first floor window. The hip will allow a continued view down the side of the dwelling, and will minimize its impact on the street scene.

The wraparound element will project forward of the side of the house and connect with the porch. No other property in the street has this feature currently. However, while it would be the first feature of its kind in the street, on balance it is not considered to cause sufficient visual harm to warrant refusal.

No windows are shown within the side elevation of the side extension and a condition maintaining this would be appropriate. It would come within approx. 100mm of the side boundary, and its height to the eaves would be approx. 2.3m, only 300mm above the permitted development height for a fence. The side extension will abut the alley which serves the rear of properties within Shadwells Road, and as it is not overhanging the alley, the extension will not interfere with the alley.

The rear extension is contained within the side elevations of the existing dwelling and is flat roofed. It will be approx. 150mm from the side boundary with no. 3 Gravelly Crescent, and will have a height of approx. 2.9m which would be approx. 900mm above the permitted development height for a fence.

The Adur Development Control Standard No. 3 advises that for rear extensions that come close to a boundary with a neighbouring property, the extension should be no greater than 3.5m in order to prevent a loss of daylight and or overbearing onto that property. The plans notate the rear extension as being 3.59m deep which although it would be just over the distance stated as acceptable within the Development Control Standard No. 3, it is considered to be acceptable.

Residential Amenity

The direct neighbour to this property is no. 3 Gravelly Crescent. The rear extension would be close to their side boundary. The extension would be flat

roofed and would be approx. 900mm above the permitted development height for a fence. However, the proposed rear extension will accord with the acceptability depth as described within the Adur Development Control Standard No. 3.

The front porch will be located some 4m from the front side boundary, and thereby will not result in harm onto the neighbouring property.

No.s 2, 4, & 6 Shadwells Road back onto the alley to which the side extension will abut. But it is considered that as the side extension is approx. 100mm off the boundary with the alley, these properties will not be compromised by it. It is inevitable that there may be some disruption in the use of the alley while the extension is being constructed, but that is a private, not planning matter.

Recommendation

APPROVE subject to the conditions set out below

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No windows to the east or west side elevations of the development

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 17.11.2017

Authorised by: Peter Barnett Date: 21 November 2017