Development Management - Delegated Officer Report

Application Number: AWDM/0234/21 Recommendation – APPROVE

Site: 103 Kings Road, Lancing, West Sussex

Proposal: Demolition of conservatory and decking and proposed single storey in fill extension to south elevation.

Date of site visit: No visit, use of photographs and Google Maps.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached dwelling within a street of a variety of properties styles in Lancing. There is an existing rear two storey projection with adjacent conservatory and raised decking. Consent is sought to remove the conservatory and decking and to erect a single storey extension infilling this area adjacent to the existing two storey projection. The extension will be no wider than the side elevation of the building and will extend to the rear in line with the existing two storey extension. It will be of flat roof design with a parapet roof. A window is proposed to the south/rear elevation and doors opening onto the garden to the west/side.

Representations

Representations received from no. 37 Ingleside Crescent objections relate to overlooking, loss of privacy, loss of light, effect on house value, security, it will be claustrophobic and feel like it is on top of us.

Lancing Parish Council: - No Objection

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity
The extension is to the rear of the property and is therefore not visible within the street scene, it will be rendered to match the existing dwelling house. It is considered that it is not overly large and is subservient to the main dwelling. Not projecting any further to the rear than the existing extension and partially replacing the footprint of the existing conservatory.

Residential amenity

An objection has been received from the dwelling to the rear of the site. It is noted that both gardens are relatively shallow and both properties have extended to the rear as existing. However it is not considered that there would be justification for a refusal in this case. The proposed extension will not be any closer to the rear of the neighbouring property than the rear elevation of the existing two storey extension. The proposed extension will extend further than the existing conservatory however this is not to a degree to impact significantly in terms of additional overlooking or overbearing impact. South facing windows currently face toward the rear boundary. No additional impact will occur in this case. There also appears to be some screening on the boundary with the property to the rear, plus the blank rear wall of an outbuilding on the boundary within the neighbouring garden, which also help to mitigate any impact.

There are bungalows either side of the site. To the east there will be no impact as a result of the development as the existing two storey projection will screen the proposed extension. To the west there is spacing between the extension and the boundary. It is not considered that there will be any greater impact than existing. There is glazing as existing on the west side of the conservatory therefore the proposed doors on this side will have no increased impact. The proposal can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

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.

Case Officer: Hannah Barker Date: 22nd March 2021

Authorised by: Peter Barnett Date: 22 March 2021