Expiry Date – 24/5

Development Control – Delegated Officer Report

Application Number: AWDM/0378/18 Recommendation – Grant

Site: 18 Burrell Avenue, Lancing

Proposal: Single storey side extension to north elevation to be used as annexe.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 4/5

Site and Surroundings

The application relates to a detached bungalow located within a cul-de-sac in a modern residential estate. The bungalow occupies a 'backland' situation within the cul-de-sac, sited 'side on' to the frontage property is a bungalow of similar design. It is accessed by a narrow concrete drive with the access from the public highway shared with the neighbouring properties (at No.17 and 19). To the west the bungalow is bounded by Elm Grove which includes industrial uses on its opposite side. The 'frontage' boundary consists of solid close-boarded fencing with gated access to the site.

The site is not in a conservation area and is not listed. There are no protected trees on the site.

The application has been revised since first submitted to show the proposed roof light on elevation. The applicant advises the rooflight is only 250mm proud of the flat roof and therefore won't be visible on the front or rear elevations.

Proposal

Planning permission is sought to extend on the north side of the bungalow up to the shared boundary with No. 19 Burrell Avenue. This new extension together with existing bedroom 4 and an existing shower room are then to be converted into annexe space linked to the main dwelling by an existing internal door between bedrooms 3 and 4.

The extension measures 3.6 metres in width and is an average of 7 metres in length. It is 3 metres in height including parapet. It replaces a mono pitched enclosed car port.

Relevant Planning History

AWDM/0445/12 - Demolition of existing detached garage and erection of attached double garage plus store to north side of bungalow. Granted 28.5.12

ADC/0268/06 - Extension on south side (with roof alterations). Granted 19.9.06

Consultations

Health: Precautionary contamination condition required. Also the new bedroom 4 is now an inner room and so we would object on the grounds that an actionable hazard under the Housing Act 2004 could be created. The risk can be mitigated if the bedroom window meets the requirements for a fire escape window.

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No.1 'Space around New Dwellings and Flats' and No. 2- Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

The proposed extension sits alongside the rear garden boundary with No. 19 which has its garage adjoining. The extension will run 5 metres beyond the rear wall of the garage at 19. The proposal has been viewed from the garden of No. 19. It adjoins the least sensitive part of this garden and will only be a little higher than the existing boundary wall, which is shown to be retained. The applicant has also confirmed this. The neighbour at No. 19 confirmed on site she has no objection to the development.

No other neighbour is directly affected.

Visual amenity

The extension replaces a bamboo/plastic enclosed and covered outdoor seating area. It will sit behind the site's gated access and will be relatively inconspicuous in the street.

Annexe Use

The use of the space an annexe addition should not have any direct consequences for neighbours if genuinely used to provide annexe accommodation where some facilities are shared, i.e the garden space. The applicant has confirmed the annexe is for her

father in law who will also have direct access to the main house. Suitable conditions are recommended.

The bedroom window for the annexe has been enlarged in the revised drawing. It should now meet Building Regs requirements but if not there is scope to enlarge it again.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Matching Materials
4. Ancillary annexe use only
5. Door between bed 3 and annexe retained and unlocked at all times

Informative

- The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- Precautionary contaminated land

Is recommendation contrary to any representations? No

Case Officer signed:	MOK	Date: 22.5.18
Authorised and signed by:	Peter Barnett	Date: 22 May 2018