Expiry Date -0708/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0746/23 **Recommendation – APPROVE**

Site: **10 Griffiths Avenue Lancing West Sussex BN15 0HW**

Proposal: **Demolition of detached side garage and rear conservatory and construction of new single storey side and rear extensions**

Date of site visit: 03/07/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the east side of Griffiths Avenue within a low-scale residential area of North Lancing. The property is a semi-detached bungalow comprising white wet dash render to upper elevation and brickwork to lower elevation, a clipped-gable plain tiled roof, and white UPVC/ aluminium openings. The property has a T-shaped footprint under pitched roof and a single-storey flat roof rear extension infills the void left in the footprint to the north-east. A relatively small sized conservatory projects from the rear (east) of the extension to this northerly elevation. The property is set back behind a shallow brick wall and moderate sized front garden comprising a concrete driveway, stone pathway, small grass area and shrubberies. A side (south) access gate connects the dwelling with the property's detached garage which aligns with the front elevation of the property and abuts the south boundary with No. 8 Griffiths Avenue. Beyond the access gate the rear garden is of a moderate size and extends along the side of the dwelling and wraps round to the rear. The garden steps up towards the rear and comprises a mix of hardstanding materials (paving slabs, concrete, gravel), along with shrubs bordering the plot. The property also exhibits a greenhouse abutting the south boundary behind the garage.

The attached property No. 12 Griffiths Avenue to the north appears to be a mirrored copy of the original application property. This property exhibits a large single-storey flat roof rear extension which spans the entire width of their rear elevation, abutting the shared boundary and projecting a moderate depth into their rear garden space. To the south, the application property is spaced a good distance from No. 8. This property exhibits a rear extension identical to No. 12's, as does the semi-detached property to their respective south No. 6 Griffiths Avenue. Properties along Griffiths Avenue consist of semi-detached/ detached bungalows of a similar alignment, plot size, and massing. There is diversity in the spacing of properties along with their form and design. Ground levels rise at a moderate gradient from south to north.

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Proposal:

Permission is sought for the demolition of the existing conservatory to rear and garage and greenhouse to south boundary and the erection of a single-storey side and rear 'wrap around' extension. The extension would comprise matching brick and render elevations, a false-mono pitched roof to front and flat roof to remainder. Openings would match existing and are proposed to the front (west), side (south), and rear (east), along with 1No. roof light to the existing extension to the north-east of the dwelling.

The proposed extension would be set back approximately 0.25m from the principal front elevation and would project approximately 2.9m from the side. It would extend some 10.3m towards the rear when it would dogleg to the north by 0.8m before extending a further 3.8m. The rear extension would be set in approximately 2m from the shared boundary with No. 12 to the north and would project approximately 3.5m from the rear elevation and have a width of approximately 8.6m, conjoining the side aspect of the extension. The extension would measure at maximum approximately 3.7m high to front false-mono pitch roof and approximately 2.9m to flat roof height. 1No. window is proposed to the front elevation, 3No. windows to the side elevation, and rear doors and 1No. window to the rear elevation. A 1.8m fence is proposed to the south boundary.

Representations: None.

Consultations:

Lancing Parish Council: Resolved to support the application.

Relevant Planning History:

Planning permission granted at the application property for erection of garage under L/87/80/TP/5462, decision issued 16 Jun 1980.

Planning permission granted at the adjacent neighbours property to the south No. 8 for single storey rear extension and front porch under AWDM/0296/15, decision issued 12 Jun 2015.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The proposal would be readily visible in the street scene by virtue of the side extension. Notwithstanding, the extension would be set behind the principal front of the existing dwelling and proposes a false-mono pitch which would reflect the character of the property and help to partially screen the flat roof form behind. Although the extension is of a generous overall size it would be subsidiary to the existing dwelling and at a significantly lesser height than the existing ridge (some approximately 1.25m to false-mono pitch height). Thus, it is considered that the extension would be of a proportionate scale and would not be dominant or out of character in this setting. A moderate gap is being retained from the adjacent neighbour to the south No. 8. Moreover, the demolition of the existing garage which abuts this boundary would actually result in the increase of this gap when viewed from the street scene. As previously identified, the adjacent properties have achieved extensions which have generously increased their respective footprint. Given the context of the site and merits of the proposal, the addition of the side extension would not be so materially harmful to warrant a refusal on visual amenity grounds.

Residential Amenity

The proposed rear extension would be set in from the boundary with No. 12 to the north by approximately 2m. Furthermore, it would only exceed the extent of rear extension of No. 12 by approximately 0.4m and would be significantly smaller in size by virtue of the step up in ground level to the north. The extension to this elevation would also be in accordance with the Council's DM Standard. In view of the above, it is considered that the extension would not result in adverse impact to the living conditions of No. 12.

The side extension would result in the closing of the gap to No. 8 to the south and would result in a visible alteration to this neighbour when viewed from their side (north) facing windows, exacerbated by their situation on a lower ground level. Notwithstanding, No. 8 is located some approximately 4m from the shared boundary and a further approximately 1m to where the extension would be located. It is considered that this separation distance is enough to sufficiently overcome issues in relation to a material overbearing and overshadowing effect on this neighbour. This is in view together with the demolition of the established garage which is located in a more prominent position along the side of this boundary.

A 1.8m fence is to be erected to the south boundary to ensure no unneighbourly overlooking would occur towards No. 8. No material overlooking would occur to the front and rear as the proposed openings would

face into the applicants own property and/ or be located a sufficient distance to surrounding neighbours.

The property's plot lends itself well to the proposal and there are no residential amenity grounds that would render it unacceptable.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. Obscure glaze WC window

Informatives:-

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.

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

Case Officer: Jason Albon Date: 04.08.2023

Authorised by: Peter Barnett Date: 4 August 2023