0Development Control – Delegated Officer Report

Application Number: AWDM/2106/20 Recommendation – APPROVE

Site: 5 Seaside Road, Lancing, BN15 8DD

Proposal: Removal of existing conservatory and erection of single storey rear extension

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is situated on the east side of Seaside Road, Lancing and is a hipped roof, semi-detached bungalow, with a detached pre-fab garage onto the side boundary with no. 3 Seaside Road. The property has an existing rear conservatory extension off of a rear protrusion.

The street scene is characterised by semi-detached bungalows, many of which have rear extensions, generally conservatories, plus there are some roof dormers also.

Proposal

Permission is sought extend the existing rear protrusion by 4m in length. It will be the same width as the existing structure (some 4.1m), and the ridge will tie into the existing ridge of approx. 4.5m in height.

Consultations: Lancing Parish Council: No objection

Representations: None received

Relevant Planning Policies:

Adur Local Plan 2017: Policies 1, 15
DM Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

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.

Visual Amenity & Residential Amenity

The adjoining property, no. 7 has undertaken an extension of the existing rear protrusion to approx. 6m in total, and the application site seeks to undertake something very similar, with the total length being some 5.5m.

The extension will see the retention of the existing recess, which means that there will be limited impact onto the adjoining property, particularly given that it too has the same recess. The gap from the side elevational wall of the extension to that at no. 7 will be approx. 7.7m.

The gap between the extension and the side elevational wall of no. 3 will be approx. 5.9m

It is therefore considered that the extension will have no demonstrable adverse effect onto either of the neighbouring properties.

Further, in view of the position of the garage at the side of the site, there will not be any material view into the property from the street.

Finally, the boundary of the property to the rear from the rear wall of the extension is some 13m, thereby there will be no material harm to the residential or visual amenities to the properties at the rear no.'s 5 & 6 Seaside Close.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials

Informatives

1. Approved following amendments

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

Case Officer: Eve Hearsey Date: 08.02.2021

Authorised by: Peter Barnett Date: 8 February 2021