Development Management - Delegated Officer Report

Application Number: AWDM/0241/20 Recommendation – APPROVE

Site: 68 Ingleside Crescent, Lancing, West Sussex

Proposal: Single storey side extension to east elevation, existing detached garage removed.

Date of site visit: 2nd March 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached two storey dwelling within a street of similar properties. There is an existing driveway to the side of the property leading to a detached garage to the side/rear of the house.

Consent is sought to remove the garage and to build a single storey side extension along the existing driveway. A garage is proposed to the front of the extension with shower room and bedroom behind. A dummy pitch is proposed to the front with a flat roof behind. A side window is proposed in the shower room and roof light also. The front of the extension is set back slightly and the extension projects 1.9 metres to the rear.

Representations

None received

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)

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 proposed works will be visible within the street scene, they will be built in materials to match existing. The dummy pitch roof will improve the appearance of the flat roof from the frontage. The extension is in keeping in scale with the existing dwelling. There are other examples in the street scene of similar additions. There will be no adverse impact in this case.

Residential amenity

The main property to be affected is no. 70 to the east of the site. This dwelling has a side driveway as with the application site. The side elevation of no. 70 has no windows which will be affected by the proposal in terms of loss of light. The rear projection is to be built within the footprint of the existing flat roof garage which will be removed. The flat roof design matches existing however at a slightly higher level. This will form the boundary of the site. It is not considered that this rear projection at less than 2 metres will have any significant adverse impact upon the amenities of the adjacent occupiers.

A condition is attached to ensure that no openings are inserted into the side elevation of the proposed extension; the approved shower room window is also conditioned to be fixed shut due to the proximity to the boundary to avoid encroachment. Subject to safeguarding conditions the proposal is acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east elevation of the extension and side window shall be obscurely glazed and non openable.

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

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: 9th March 2020

Authorised by: Peter Barnett Date: 9 March 2020