Development Control – Delegated Officer Report

Application Number: AWDM/0505/17 Recommendation – APPROVE

Site: 7 Seaside Road, Lancing BN15 8DD

Proposal: Single storey rear extension to east elevation and re-build garage.

Date of site visit: 02.05.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached residential bungalow positioned on the east side of Seaside Road, Lancing. The character of the street is predominantly bungalows. The bungalow has an existing rear conservatory, and an existing garage on its side boundary. The garage has some clear indications of cracking down the wall. There is a rear, single storey conservatory off the kitchen

The boundary to the neighbouring property no. 9 is a wall approx. 1.8m high and there is a garage set back from the frontage next to the boundary with the application site, it is taller that the fencing x approx. 300mm. The boundary to no. 5 is approx. 1.3m high.

Proposal

Permission is sought for a single storey, pitched roof rear extension to replace the existing conservatory. It will measure 4m deep x approx. 4.2m wide x approx. 4.5m high, with the ridge to run off the existing ridge of the bungalow.

The replacement garage will be of the same dimensions as the existing garage.

Consultations: None

Representations: Lancing Parish Council – No objections

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan2016: Policy 15
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development 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

The proposed extension will be replacing the existing conservatory. It will be brick built and the pitched roof will be of the same pitch as the existing rear section of the dwelling and will be of the same ridge height. The extension will be some 700mm wider and 1m longer than the existing conservatory and approx. 1m higher.

The current conservatory is constructed with a brick plinth approx. 1m high on all 3no. external walls and there is clear glazing above this wall on all 3no. elevations. These walls of glass currently look over towards the neighbouring properties. The present application has only 1no. window on each of the side elevations, which is considered an improvement over the conservatory. Further, the proposed extension is sited away from both boundaries, at approx. 3.65m to the south boundary and some 2.8m to the north boundary.

It is considered that these distances would not result in harm onto either of the neighbouring side properties.

The extension is located wholly at the rear and would have no impact on the street-scene.

The existing garage has clear signs of cracks down the walls, and it looks unstable. Therefore the garage will be re-built in the same position and of the same dimensions.

Residential Amenity

The neighbouring properties no.'s 5 and 9 Seaside Road could be affected by the proposal for the rear extension, particularly the side windows within it, however given the gap distance to the boundary, and the fact that there is a wall some 1.8m high to no. 9, there is unlikely to be any overlooking to that property.

The fence to no. 5 though is lower at some 1.3m, but the distance from the proposed extension to the boundary is approx. 4m coupled with the fact that the existing extension, whose side elevation is at the same point as the proposal, has glazing in the side elevation, it is not considered that the overlooking that results from the structure will result in any harm onto the neighbouring property. Indeed, the amount of glazing will be reduced over the existing glazing

The replacement garage will be just that, it will be of the same dimensions as the existing with no windows etc. in the side wall, it will thereby not affect the neighbouring property no. 9 in any manner.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No windows in side wall of garage facing no. 9

Informative

Approved without amendment

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

Case Officer: Eve Hearsey Date: 30.05.2017

Authorised by: Jo Morin Date: 01.06.2017