Development Management - Delegated Officer Report

Application Number: AWDM/1722/21 Recommendation – APPROVE

Site: 259 Brighton Road, Lancing, BN15 8JP

Proposal: 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:

No. 259 Brighton Road, is located on the north side of the road, and is a hipped roof, detached bungalow with an infill garage on the west boundary with no. 257. As well as the side extension, the property has a single storey rear extension. The side extension wraps around and abuts/joins the rear extension.

Both of its neighbours are 1 ½ storey dwellings and both have first floor windows which overlook it.

The street scene comprises a mixture of properties in single storey; 1 ½ storey; 2 storey; and 2 ½ storey form. Many also have ground floor extensions as well as dormer extensions.

Proposal:

This application seeks planning permission to replace the existing rear extension with one that extends across the full width of the rear of the property. The extension as proposed will link onto the amended, existing side extension. The extension will measure approx. 8.5m wide x 3.4m deep x 2.9m high (excluding the roof lantern).

The proposal also includes the provision of a roof lantern over the new extension and the creation of a side window plus 2no. rooflights to the existing bedroom on the east elevation; and a rooflight over the existing bathroom on the west of the property.

Consultations: None

Representations:

Lancing Parish Council:
Customer made comments either objecting to or supporting the planning application: No comment

Relevant History:

ADC/0293/10 New conservatory to north and west side (replacing existing conservatory to side) **Approved 08.10.2010**

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 amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

The extension will replace the existing rear extension with a flat roof rear extension across the full width of the property and will be of the same depth as the extension being removed, namely 3.4m (as shown on the plans). The extension will link to the existing, amended, side extension.

It will be no higher than the existing extension, and therefore will not have any material impact onto the existing visual or residential amenities of the property to the west, no. 257

The extension will come closer to the property to the east, no. 261, but will not extend further to the east than the existing bungalow, thereby maintaining the side gap of some 900mm as existing.

Although to the west of no. 261, the depth of the extension is within the acceptable parameters as set out within the SPG 'Extensions & Alterations to Dwellings'.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

3. Materials
4. Windows

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 03.12.2021

Authorised by: Peter Barnett Date: 3 December 2021