Development Control – Delegated Officer Report

Application Number: AWDM/1888/20 Recommendation – APPROVE

Site: 24 Western Road, Lancing, BN15 8RX

Proposal: Proposed conservatory to north east elevation

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is situated on the north-east side of Western Road, Lancing and is a two storey, hipped roof, semi-detached dwelling, which also has a mono-pitched single storey side extension. The dwelling has a painted render finish

Properties to the south of the application site are a mix of detached and semi-detached 1 ½ storey and 2 storey dwellings, whilst those to the north are a mix of detached and semi-detached bungalows. Many of the properties in the street scene have extensions of some form.

On the opposite side of Western Road is Brooklands Pleasure Park which has a boating lake, a play area, a miniature railway and grounds etc.

Behind the site are residential properties within Western Close, and also an industrial commercial area.

Proposal

Permission is sought to provide a conservatory extension to the rear, measuring approx. 3m x 6m x approx. 3m high. Other than the brick elevation abutting the boundary with the neighbouring property at no. 23, and a brick wrap-around side panel measuring approx. 800mm wide, the remaining elevations and roof are to be glazed.

Consultations: None

Representations: Lancing Parish Council: No objection

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

As the dwelling and existing side extension fill the whole width of the plot, the proposed extension being located at the rear of the property will not be readily viewed from the street, which means that it will mainly be viewed by the direct neighbours, no.'s 23 and 25 Western Road. There are residential dwellings to the rear in Western Close, with the only property abutting the application site being no. 8, but the property is some distance from the extension of over 30m and at an angle, which means that they will not be affected by the construction of the conservatory.

The mutual boundary to no.25 is some 3m from the side of the conservatory extension, and thereby it is considered that the conservatory extension will not result in unacceptable loss of residential amenity to no. 25

The adjoining half of the semi, no. 23 could arguably be the most affected, particularly as the conservatory will abut the mutual boundary with that property. However, the extension is only 3m deep which accords with the Adur SPG on extensions and alterations to dwellings, and further, it will be using a brick wall on the abutting side elevation, thereby preventing any overlooking to the neighbouring property.

Recommendation

APPROVE subject to the following conditions

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

Informatives

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 10.02.2021

Authorised by: Peter Barnett Date: 10 February 2021