Development Management – Delegated Officer Report

Application Number: AWDM/1664/18 Recommendation – APPROVE

Site: 20 Fairview Road, Lancing, West Sussex

Proposal: First floor rear extension to north elevation resubmission of AWDM/0787/18

Date of site visit: 10.07.18 – when considering AWDM/0787/18 – photos taken at this time.

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a large detached house on elevated ground level on the north side of Fairview Road in North Lancing. There are properties of various style and appearance within this street. Planning permission was approved under AWDM/1065/15 for alterations and extensions to an existing detached dwelling house. Some retrospective non material amendments have also recently been approved.

The current application seeks consent for a first floor rear extension to the rear of the property. Due to the change in levels the rear garden is terraced, increasing in height significantly to the rear of the site. The proposal, although a first floor addition, is at the same level as the garden directly to the rear of the house. The site of the first floor extension was, on the permitted plans, shown as an external patio with lower ground floor as a gym. Consent is now sought for the patio area to be an extension with a bedroom and extended breakfast area. The extension is 5 metres in depth and is set in from either side so it is not the full width of the building. It is to be above the existing, completed lower ground floor. The roof of the extension is lower than the main ridge with a dual pitch roof. External doors are proposed to the rear with roof lights on either side.

It should be noted that application AWDM/0787/18 was a previously withdrawn application for the same proposal. At this time officers had advised that the proposal could not be supported.

Representations: None received.

Lancing Parish Council: - No objection

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 (July 2018)

Principle

The proposal is the upgrading of housing stock within the built up area. The main issues for consideration here are the impact on the character and appearance of the existing building and street scene and residential amenity.

Residential Amenity

The main properties to be affected in this case are those either side of the site. As with the application site these have elevated ground levels to the rear and terraced gardens. The property to the west has a single storey flat roof addition to the rear which has a blank side elevation. There is raised amenity space directly beyond this with little privacy between properties. The proposed extension will be higher than the adjacent extension and clearly visible, it will however create more privacy between the dwellings. It is not considered that the extension will result in any loss of light or overbearing impact to the west. It should also be noted that the extension is set in from the side of the main dwelling.

To the east is a property with a rear dormer window, the proposed extension will project beyond this property however due to the set in and the original spacing between the building at no. 20 and the adjacent building it is not considered that the extension will result in an significant loss of light or overbearing impact in this case. Again the blank side wall will contribute towards creating some privacy between the properties.

Visual Amenity

As stated above the previous application for the same proposal was withdrawn following officer’s advice. It was the initial view that this large rear addition was overly large and bulky in scale representing overdevelopment which was out of character with the existing dwelling and street scene. However when considering this in more detail and looking into the harm as a result it was not possible to justify a refusal here. The rear addition is large and relatively bulky however it is considered, on balance to represent development that is not out of keeping with the existing large scale property. The height of the extension is lower than the main ridge and there is set in on either side. The extension is deep at 5 metres. However, as discussed above, on balance it is not considered that this depth has adverse impact upon neighbours. A recommendation that the depth be reduced to 4 metres is considered unwarranted as no harm is caused at 5 metres in this case.

The side elevation shows the extent of the depth of development and does look to be a large scale addition yet due to the position of the dwelling within the street and the change in levels this view would not be seen within public realm, in the street scene or wider area. It is therefore considered that a refusal cannot be warranted in this case and a balanced approval is recommended subject to the safeguarding conditions set out below.

Recommendation

Conditions

1. Approved plans
2. 3 years
3. No openings on east or west side of the extension hereby permitted.
4. Materials to match existing

Informatives

1. Proactive with no amendments

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

Case Officer: Hannah Barker Date: 4th December 2018

Authorised by: Peter Barnett Date: 5 December 2018