Development Management - Delegated Officer Report

Application Number: **AWDM/0722/16**

Recommendation – Approve

Site: 20 Penstone Close, Lancing

Proposal: Single-storey rear extension, single-storey side extension, single-storey front extension incorporating garage conversion and front porch.

Date of site visit: 20 June 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a bungalow located on the north west side of Penstone Close, set back slightly from the street frontage in a corner of the cul-de-sac. The bungalow has been extended with a single storey conservatory at the rear (west). There is a separate garage to the east of the dwelling which is itself connected to the neighbouring garage to the east.

A single storey rear extension is proposed which would replace the existing conservatory. The extension would measure 6.6 metres wide and 4 metres in depth and align with the existing side (south) wall. The extension would have a flat roof up to 2.5 metres in height and with a 0.2m protruding roof lantern.

A single storey side extension is proposed to the north side which would measure 5 metres in width and 6 metres in depth. This extension would have a pitched roof to continue the existing (4.9m high) ridge and eaves line of the existing bungalow.

A single storey front extension is proposed to the south elevation which would connect to and align with the projecting front wall of the existing garage. The extension would measure 1.25 metres in width by 3.7 metres forming a walkway and widening to 2 metres to form a 2.1 metre deep porch outside the existing front door. The applicant intends to convert the garage to living accommodation and a new window is shown on the submitted plans.

Painted render and matching roof tiles are proposed. Works have commenced.

As originally proposed a new gate was proposed to the rear to allow vehicular access but the applicant is investigating the right of access over the land at the rear and this remains unresolved and so this element has been deleted from the application. The applicant has confirmed that any hardstanding proposed would be permeable or drain to an area within the curtilage that is permeable and so this is not included in the application.

Relevant site history
None relevant

Consultations
Lancing Parish Council – no objections

WSCC Principal Rights of Way Officer has commented as follows:

The right of way behind the property is public footpath 2069. Being a footpath the public access right is limited to foot traffic only and, excepting when that person has a private right of access, it would be an offence to drive a vehicle along the path – see Road Traffic Act 1988 s34(1).

I have noted the route is also recorded on the highways gazetteer so, for completeness, I've checked with my legal colleagues as to whether public vehicle access applies as a result. I am, however, advised that this does not alter the public right of access.

Given the above I can only conclude it would be an offence to drive on the footpath unless private rights existed – I suggest you encourage the applicant to check their deeds or other legal documents.

In the event that a gate is consented to, subject to it not opening into the path and there being no disturbance of the surface of the path, I would not raise objection.

Representations
None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012), notably para 56, 64

Planning Assessment

Residential amenity
The rear extension would be set away from the southern boundary, aligning with the existing side wall of the house and extending 4 metres in depth. There is a reasonable separation distance to boundaries and with no side windows proposed to the south side, there would be no significant impact on residential amenity arising from the rear extension.

The side extension would be relatively close to the northern boundary but to the north of this boundary is a vehicular access to the neighbouring flats to the north and a footpath. The extension would be set well away from neighbouring buildings to the east and west. The flats themselves to the north are positioned approximately 4.5 metres from the northern boundary and windows in the flats are not positioned directly towards the application site. No

side windows are proposed in the north wall and given the relationship with neighbouring properties, there would be no significant impact on neighbour amenity as a result of the side extension.

The extension to the front to form a porch and walkway would be relatively modest and sufficiently remote from neighbouring dwellings to avoid any significant impact to residential amenity.

Visual amenity

The rear extension is of standard design with a flat roof but is not readily visible in the streetscene and there are other flat roofs visible in the vicinity. The side extension would follow the ridge and eaves level of the main roof of the existing bungalow giving a 'T' shaped form to the main building. The elongated rear elevation would not be perceived in the streetscene, screened from view by the eastern wing of the bungalow. From the rear, this would only be seen in the context of the rear accessway where buildings are mixed in character. To the west, buildings fronting Wembley Avenue have a side wall directly onto this vehicular access/walkway and so the proximity to the boundary on this side would not cause significant harm to visual amenity.

There is a variety of brickwork, cladding and rendered finishes to buildings and so a render finish would not cause any significant harm to visual amenity.

Recommendation

Approve
Subject to Conditions:-

1. Permission relates to approved plans
2. Extensions to be finished in render/matching roof materials
3. No further side windows to north elevation of side extension or south elevation of rear extension.

Informative

- The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Rebekah Smith Date: 2 August 2016

Authorised by: Peter Barnett Date: 2 August 2016