Development Control – Delegated Officer Report

Application Number: AWDM/1163/19 Recommendation – APPROVE

Site: 33 The Crescent, Lancing, BN15 8PJ

Proposal: Proposed single storey rear extension

Date of site visit: 01.08.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is a semi-detached chalet bungalow, with existing rear decking, and landscaping/shrubs to the boundaries. There is a detached garage/outbuilding to the side of the property, behind the dwelling. The fencing is approx. 2m high. The character of the immediate area is one of residential bungalows.

The application site and its neighbour no. 31 have rear dormers.

The proposal seeks permission to provide a rear single storey extension with rooflights measuring approx. 6.5m wide x 3m deep x 2.8m high (approx. 3m to the top of the rooflights).

Consultations: None

Representations: Lancing Parish Council: No objection

1 letter of representation from 25 Finches Close:

- I have concerns regarding the extension due to the fact we already have a noise issue from this property when using the outside areas;
- The garden are is used for football matches and now gatherings;
- Disturbance from loud music and shouting
- I have been forced out of my garden with the level of noise and feel the extension could only add to the disturbance.

Relevant Planning Policies

Adur Local Plan: Policy 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the streetscene in general.

Visual Amenity

The rear extension will be slightly off of the boundary with no. 31 and will not take the full width of the property, it will be indented by approx. 1.2m, thereby making it approx. 3.5m from the boundary with no. 35

The depth of the proposed extension will be within the parameters within the Local Plan SPG DM Standard No.2 - Extensions and alterations to dwellings.

Residential Amenity

There are no windows within the side elevations facing no.'s 31 and 35, and thereby there will not be a loss in the existing residential amenities of those properties. A condition restricting the provision of windows in the side elevations would be appropriate.

The rear elevation of no. 25 Finches Close to the rear will be some 20m distant from the back of the proposed extension, which in planning terms is considered an acceptable distance so as not to result in a material loss of amenities to that property.

It is noted that this property to the rear has voiced some concerns regarding existing noise from the application garden; however, this is an existing problem which is a result of shallow gardens and families utilizing their garden areas. The proposed extension is unlikely to exacerbate general noise from the garden area. If excessive, noise would be a matter for Environmental Health to investigate, and the occupants of the property to the rear should consult this department.

Recommendation

APPROVE

1. Standard time limit
2. Approved plans
3. Materials to match existing
4. No windows in side elevations

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 03.09.2019

Authorised by: Gary Peck Date: 3 September 2019