Development Management - Delegated Officer Report

Application Number: AWDM/0070/21 Recommendation – APPROVE

Site: 12 Greenoaks, Lancing, BN15 0HN

Proposal: Single storey rear extension and raised decking

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is on the east side of Greenoaks, and is on rising land. It is a semi-detached bungalow with an existing rear conservatory and a detached garage set on the side (south) boundary with no. 10. The entrance to the dwelling is via a side door off of the rear conservatory.

The existing rear conservatory has been dug into the garden land at the rear, and there are internal steps leading down from the existing bungalow into the conservatory. The patio area directly behind the conservatory is on lower land than the grassed garden area.

The neighbouring property no. 10 is on lower land to the application site, and no. 14 is on higher land. Many properties within the street have rear extensions and or roof dormers.

Proposal:

The application seeks permission to replace the existing rear conservatory glazed extension with a brick and rendered rear extension with a tiled false pitch roof measuring approx. 7m wide x 4.3m deep x 4m high.

The decking will measure approx. 3m deep and is approx. 1m above the excavated ground level in order for the decking to be close to the finished floor level of the extension. Steps will lead down from the decking to the garden and the deck will be 0.3m above garden level at that point.

Representations:

Lancing Parish Council: No objection

Consultations: None

Relevant History: None

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 2019

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 Amenity

The sloping land is very noticeable from the front with the rise in land leading to the bungalow, and one part of the frontage having a higher whereas the neighbouring land does not have such a discrepancy in land levels to the front of their property. Indeed the windows in the side elevation of the application site appear as high level windows due to the height of the wall which compensates for the lower level of land.

The main entrance door to the property is located at the rear of the side elevation, off the rear glazed conservatory, and close to the existing detached garage. The entrance is not readily noticeable, and is also not easy to use to gain access into the dwelling as not only are there steps leading up to the entrance door, but also, once inside (the conservatory) there are further steps leading up to the bungalow proper.

The proposed rear extension will provide internal accommodation on level land within the dwelling, and the entrance door will be relocated back to its original position at the front of the dwelling. The extension will be some 500mm from the mutual boundary with no. 14, and approx. 900mm from the side elevation of their extension, and approx. 300mm deeper than the rear extension at no. 14.

A decking platform behind the opening glazed doors at the rear which will be approx. 3m deep which will also provide steps leading down to the rear garden space.

The fence to the mutual boundary with no. 14 is approx. 1.8m in height, which will mean that the decking will be some 1.6m below the top of the fence. This height is considered acceptable and will provide adequate screening between the properties. It appears from aerial images that the neighbour has its own decking on the other side of the fence.

Residential Amenity

The properties that could be affected by the proposal are both the side dwellings, no.'s 10 and 14 Greenoaks, together with the dwellings at the rear, no's 7 and 8 Carisbrooke Close.

Carisbrooke Close is on higher land and the contiguous properties are over 20m distant and thereby will not be affected by the proposal.

The existing garage at the application site, forms a partial buffer between No. 10 Greenoaks and the proposal. The side elevation will be viewed but because of the separation between the properties, the proposed extension will not demonstrably affect the existing residential amenities of no.10

No. 14 has itself a rear extension and the proposal is comparable in length to that extension. The mutual boundary fence to no. 14 will also be a screen to that property as it will be some 1.6m above the height of the decking. However, the decking itself is less than 300mm above the natural ground level and therefore planning permission is not required for decking at this height. (It appears to be more as the land has been dug out in order to 'set' the garage and the former conservatory.'

It is therefore considered that the proposal is an acceptable form of development which will not result in a material loss of existing residential amenity to the neighbouring property.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informative:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 09.03.2021

Authorised by: Peter Barnett Date: 9 March 2021