Application Number: AWDM/0625/19 Recommendation – Approve

Site: 9 Boxgrove Close, Lancing, BN15 0QG

Proposal: Proposed single storey rear extension and covered patio area with new access ramps

Date of site visit: 23.05.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site abuts the South Downs National Park to the east.

The application site comprises a detached 1 ½ storey house on raised land and rising land. Externally the house has various levels around it and areas of land and building connected by steps/stairs. Internally the house has various levels also.

No. 9 is at the top high end of the close on high land and its neighbours within the Close are all on lower land.

Proposal:

The application seeks permission to provide a single storey rear extension, in a fairly central position of the dwelling, measuring some 5.2m in width x 5m in depth and will have a covered patio adjoining which will be approx. 3m x 2.5m. The structure will have a flat roof with a false pitch around it and will have 5no. rooflights.

Externally, the development will also include a linked access ramp on the west side, with railings; a linked access ramp leading to the new room; and a patio to the rear (north) of the new room.

Relevant Planning History: None

Consultations: SDNPA – No comments

Representations: Lancing Parish Council - No objection

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (2019)

Planning Assessment

Principle

Development is acceptable in principle subject to the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the locality and the surrounding area.

Visual Amenities:

The land and the dwelling are unique in their own right with the land levels, specifically within the rear section and east side of the garden, rising up quite significantly. The main, fairly level and therefore more useable garden area is that directly to the rear of the dwelling, but even that is accessed by stairs.

The new extension will be accessed off of the existing kitchen, and will be used as dining room area. Because of the rear garden topography, the extension will have to be built up in order to create a level floor area with the main house, but given the various land levels, the raised extension and patio area to the rear, will not be out of keeping or widely visible.

The property to the east is on lower land and is sited some 10m or so from the extension and thereby will not be materially compromised by the new structure also the fencing will contribute to screening.

Residential Amenities:

No. 7 is the property that could be affected by the proposal, but the commonality of the properties within the Close is the topography of the area, although no. 9 has probably the steepest land at the rear. The extension has been sited relatively centrally to the dwelling which keeps the nearest part of the building at least 10m distant from the end wall of no. 7.

It is not considered that the proposal will result in any material harm to no. 7's residential amenities.

Recommendation

APPROVE subject to the following conditions:

1. Approved plans
2. Standard time limit
3. Materials to match existing

Informative

1. Approved without amendment

Case Officer: Eve Hearsey Date: 7.06.2019

Authorised by: Peter Barnett Date: 7 June 2019