Development Management - Delegated Officer Report

Application Number: AWDM/1030/23 Recommendation – APPROVE

Site: 22 Hamilton Road, Lancing, BN15 9NP

Proposal: Proposed single storey rear extension.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a semi-detached, hipped roof bungalow positioned on the west side of Hamilton Road, Lancing, and has an existing rear/side extension and a side garage. There are also outbuildings within the garden.

The street is characterised by predominantly semi-detached hipped roof bungalows although there have been some that have gabled the hipped roof. Many of the bungalows have been extended in some form, including roof dormers to front and rear roofslopes. The attached neighbour has both a front and a rear dormer, plus a rear extension.

The site is not a Listed Building or within a Conservation Area.

Proposal:

Permission is sought to:-

- Provide rear single storey flat roof extension shown to measure2.14m wide x 1.155m deep x approx. 2.8m high;
- Glazed roof lantern above kitchen area.

Relevant History:

AWDM/0831/23 Application for a Lawful Development Certificate for proposed rooms in roof consisting of hip to gable roof extension, rear dormer and rooflight. **Approved 25.07.2023**

L/385/78 Demolition of out-buildings and erection of new kitchen at rear. **Approved 31.10.1978**

Representations: None received.

Consultations: Lancing Parish Council: Not received

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 2021

Planning Assessment

Principle:

The proposal comprises a small rear extension to a residential property located within the built up area and can be supported in principle. The relevant issues are the visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

The rear extension will not extend out any further than the existing rear extension, and its dimensions will be quite small. Indeed many of the properties in the area have undertaken larger rear extensions than what is planned at the application site. It will not be readily viewed by the adjoining neighbours or from the street scene.

It will thereby not result in any unacceptable harm onto the neighbouring properties by way of overbearing, overlooking or unneighbourliness.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 30.08.2023

Authorised by: Peter Barnett Date: 30 August 2023