Development Management – Delegated Officer Report

Application Number: AWDM/1040/17 Recommendation – REFUSE

Site: 9A Mash Barn Lane

Proposal: Single storey front extension to south elevation

Date of site visit: 15.08.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a semi-detached chalet bungalow with barn hipped roof and a front dormer. The pair of semi-detached bungalows, 9 and 9A replaced a former bungalow with consent granted under L/7/87/TP.

Consent is sought for a single-storey front extension to increase the footprint of the kitchen. The main entrance to the bungalow will remain the same. The extension has a half hipped roof and is shown as 2.3 metres in depth, 3.5 metres wide with a maximum height of 3.5 metres. It would be of brick and tile construction to match the existing building.

Lancing Parish Council: - No objections

Environmental Health – Contaminated Land – A full contaminated land condition is recommended.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan Policy 15 (2016)
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The extension is proposed to the front of the bungalow. It does not form a new entrance or porch. A window to the front is shown. The materials to be used are proposed to match existing. It is considered that the principle of a front extension of this scale would be detrimental in this case. The pair of semi-detached bungalows have a simplistic form and appearance and they are close to the highway. Their prominence is also added to by the open frontage and the slight bend in the road and set back of the adjacent dwellings to the east, nos. 11 and 15. Due to these circumstances the proposed extension will give rise to a prominent feature that would be detrimental to the street scene and existing bungalow. It would not relate sympathetically to the host dwelling. It would be clearly visible within the street scene, an overly large, awkward addition which in both design and principle is unacceptable.

Residential Amenity

The extension would not give rise to any concerns with regards to residential amenity. It is set away from both neighbouring properties, attached, no. 9 and no. 11 to the east. These would be no loss of light, privacy or overbearing impact as a result of the proposed development.

Recommendation

REFUSE

The proposed front extension by reason of its size, siting, design and prominence would be poorly related in visual terms to the scale and proportions of the existing bungalow and owing to the close proximity of the existing building to the edge of the highway would constitute an intrusive addition to the street scene, out of keeping with and harmful to the established character of surrounding development. It would therefore conflict with saved policies AG1 and AH7 of the Adur District Local Plan, Policy 15 of the Adur Submission Local Plan, the Council's adopted SPG 'Extensions and Alterations to Dwellings' and the NPPF.

Informative

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

Case Officer: Hannah Barker Date: 5.09.17

Authorised by: Jo Morin Date: 05.09.2017