Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0708/15

Site: **27 Orient Road, Lancing**

Proposal: **Single storey front, side and rear extensions**

Date of site visit: 18 August 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises the western half of a semi-detached bungalow located on the north side of Orient Road. The bungalow is sited within an irregular shaped plot which is 14 m wide where it fronts Orient Road, narrowing to 6.5m in the rear garden. Works have commenced to construct a single storey 4.8 metre wide side extension with a matching front bay window, narrowing with the shape of the plot to approximately 3 metres (ADC/0321/09 refers).

Permission is sought for the previously approved side/front extension to be extended to the rear with a 7.2 metre deep wrap-around addition, aligning with the existing rear wall of the house. The additional extension would step in from the rear of the previously approved addition and measure approximately 2.1 metres wide at this point, narrowing to the rear following the alignment of the side boundary as it narrows. The main side extension would be as previously approved with a hipped roof and a bay window to the front. The new addition to the rear would have a flat roof and patio doors across the rear.

To the west of the site the adjacent bungalow (No.25) is sited further forward to the road, again with an irregular narrowing rear garden and a detached garage located adjacent to the boundary. To the east the dwellings are generally pairs of semi-detached bungalows, many of which have been extended in some form.

Relevant site history
As above

Consultations
Southern Water – require a formal application for any new connection to be made to the public foul sewer to be made by the applicant or developer and state that initial investigations indicate that there are no public surface water sewers in this area to service this development. Alternative means of draining surface water from this development are required and this should not involve disposal to a public foul sewer in order to protect properties downstream from flooding. Southern Water have also advised that a public sewer could be

crossing the property and if found should be investigated. An informative is recommended to advise the applicant of Southern Waters requirements.

Representations
Lancing Parish Council – no objection

Planning Assessment

Flooding
The site lies within flood risk zone 2 and the applicant has met the Environment Agency's FRA requirement in confirming that floor levels will be set no lower than that of the existing dwelling and in addition that the floor construction would be in accordance with CLGs recommended guidance.

Visual amenity
The previously approved extension to the side has not changed since the previous permission and is partially constructed. The design of the new extension is not ideal in terms of its length and extent of flat roof. However, it would not be readily visible in the streetscene and it has been stepped in away from the side boundary, providing some relief and so in this context it is considered that there would be no significant harm caused to visual amenity.

Residential amenity
The relationship with No.25 has not altered since the previous permission. No.25 has a garage adjacent to the boundary and there is planting, fencing and trellis along the boundary beyond this over 2 metres in height. The existing side extension under construction is well screened from No.25 to the west by their own garage.

The existing rear corner of the house is approximately 1.7 metres from the boundary and the new extension would bring the side wall just within 1 metre of the side boundary and running parallel for the rear 4.8 metres of its length. However, the relationship with No.25 is such that although the extension would result in much of the length of the extended building being within 1 metre of the boundary, it would not be overbearing or cause any significant loss of light or outlook to rooms at the rear of No.25 given the irregular angle of the site.

There are two new windows proposed in the side elevation in close proximity to the boundary. A condition is recommended for obscure glazing to the kitchen window. The bedroom window is set back further from the boundary and is partially screened by the intervening garage.

The extension would not pose any significant threat to the adjoining bungalow at No.29.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials

3. No further side windows
4. Obscure glazing – kitchen window
5. Permission relates to approved plans:
   Site Plan deposited 3 August 2015
   Block Plan deposited 3 August 2015
   Drawing Number SB/13/166 Amendment B deposited 3 August 2015
   Drawing number SB/13/16/1 Amendment B deposited 3 August 2015
   FRA and flood proofing measures received in email dated 8 October 2015

Informative:

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel. 0330 303 0119) or www.southernwater.co.uk
3. Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel. 0330 303 0119) or www.southernwater.co.uk

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

Case Officer: Rebekah Smith Date: 13 October 2015

Authorised by: Peter Barnett Date: 15 October 2015