Development Management - Delegated Officer Report

Application Number: AWDM/0507/22 Recommendation – APPROVE

Site: Queensmead, 28 West Lane, Lancing, BN15 9RS

Proposal: 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 site is located on the west side of West Lane and is a semi-detached bungalow. Both no. 28 and its adjoining neighbour have a forward projection. The bungalow has a hipped roof, as does the forward section. There is also a side extension to the boundary with no. 26.

The adjoining bungalow has an existing rear conservatory type extension close to the boundary with no. 28, which is approx. 500mm deeper than the proposed extension at no. 28

The properties in the street comprise detached, semi-detached and terraced, many with rear extensions.

Proposal:

This application seeks planning permission to:-

- Provide a single storey flat roof, rear extension measuring some 3.7m deep x 6.7m wide x 3m high, with 2no. rooflights within the flat roof.

Consultations: None

Representations: None received

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 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 & Residential Amenity:

The proposal will be a full width rear extension, positioned close to the mutual boundary with no. 30 (Kingsmeadow), and no. 30 has an existing rear conservatory type extension which measures some 4.2m in depth. The depth of the proposal will fall approx. 500mm less than the neighbouring conservatory extension, and will finish in line with the existing solid wall of the conservatory extension, thereby not blocking its glazing.

The proposed flat roof will come higher than the eaves, and thereby will be higher than the neighbouring conservatory, but both the conservatory and the proposal are stepped off of the boundary, thereby the proposal will not impinge on the roof of the neighbouring conservatory.

It is thereby considered that the proposal will not result in unacceptable harm to the existing visual or residential amenity of the neighbouring property to the south.

The extension would be viewed from the property to the north, no. 26 West Lane Lodge, but at over a metre separation, and having no windows in its side elevation, no. 26 will not be materially affected by the proposal. Further the rear glazed doors on no. 26 are off set from the side corner of the dwelling and using the 45° rule, the proposal will not result in overshadowing to the glazed doors.

The properties to the rear are some 18m distant from the proposal extension, and thereby they will not be affected by the single storey extension.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 10.06.2022

Authorised by: Peter Barnett Date: 10 June 2022