Development Management - Delegated Officer Report

Application Number: AWDM/1225/21 Recommendation – Approve

Site: 2A Monks Avenue, Lancing

Proposal: Proposed new garage, alteration to existing garage including new, higher roof and single storey rear extension

Date of site visit: 27 August 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached bungalow on the corner of Monks Avenue and Grinstead Lane. It is reasonably well screened by tall vegetation but it is visible from the south from Grinstead Lane, where it projects forward of 115 Grinstead Lane. It has an existing rear (west) conservatory, the glazed pitched roof of which is currently visible.

It is proposed to remove the conservatory and replace it with a single storey extension measuring 6m deep, 7.3m wide at its widest point and 3.1m high. It will be flat roofed except for the south side which will have a sloping roof to tie in to the existing roofslope. It will be wider than the existing bungalow, with a curved glazed bay on its north side.

It is also proposed to construct a new 3m high garage in the garden to the north east of the bungalow and to alter the existing garage to the east of the bungalow by adding a new roof which will match the height of the roof of the proposed garage. A pedestrian access will be formed on the north side of the property, which will necessitate removing a section of the boundary vegetation.

Relevant Planning History

AWDM/0558/14 - Proposed conservatory to west elevation - approved

ADC/0051/10 - Demolition of existing bungalow and construction of new two-storey building containing 4 flats (3 two-bedroom and 1 one-bedroom) each with private rear gardens and parking space (with formation of second access) - withdrawn

Consultations

Lancing Parish Council: No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed rear extension is effectively a front extension in visual terms as it will bring the property closer to Grinstead Lane. There was concern at the prominence and design of the extension in the street scene and amended plans have been received reducing it from two storeys to single storey and then adding a low pitched roof to the south elevation to reduce the visual impact of the flat roof behind. The west and north elevations will be flat roofed with no pitched roof to screen it and it will have an awkward junction with the existing building. However, the presence of the existing vegetation (which the applicant has advised is to be reinforced with more planting) should provide a reasonable screen to prevent an adverse visual impact from Grinstead Lane.

A new pedestrian access is to be formed from Monks Avenue to the north and that new opening will offer a limited glimpse of the new extension but no significant visual harm will arise.

The proposed garage will sit behind the existing boundary vegetation and should not have a significant visual impact. The alterations to the existing garage will have little impact, particularly as the adjoining garage is already taller.

Residential amenity

The property sits in front of its neighbour to the south but the rear extension and garage are sufficiently distant from that property and other neighbouring dwellings to not cause harm to amenity.

Flood Risk

The site lies within a flood zone and the agent has confirmed that the proposed floor level will be no lower than existing. The extension is not to provide sleeping accommodation.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Landscaping scheme

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 13 October 2021

Authorised by: Gary Peck Date: 13 October 2021