Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0861/12

Site: **1 Barfield Park, Lancing, West Sussex, BN15 9DQ**

Proposal: **Erection of rear/side extension**

Date of site visit: 15 August 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow on the south side of Barfield Park backing onto the railway line. There is a stream which runs along the west side of the property and which provides a separation of some 16.5m with the neighbouring dwelling.

The application property has been previously extended at the rear with two flat-roofed extensions of different height. The proposal is to remove the westernmost (lower) extension and to construct a larger pitched roof extension which will wrap around the SW corner of the dwelling. A new pitched roof is also to be constructed over the easternmost extension.

The new extension measures 3.65m deep and extends out from the west side of the dwelling by 2m. It will be 4m high, as will the new roof over the existing extension.

Relevant site history

None

Consultations

Adur & Worthing Councils: The Environmental Health Officer has recommended use of the precautionary contaminated land informative

Lancing Parish Council: No objections as there was sufficient space for the extension and it appeared that there would not be any issues relating to loss of privacy of adjacent properties.

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock 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 dwelling and its surroundings.

Visual amenity

The side extension will be visible from the road but it is a modest addition which will be set back from the front of the bungalow by almost 6m and will not be unduly prominent in the street scene. The rear extension and new roof on the existing extension are considered to be visually acceptable and do not detract from the character or appearance of the dwelling.

Residential amenity

At 3.65m the extension is slightly deeper than the 3.5m recommended by the DC Standard. However, the extension will be 4.2m from the boundary with the attached dwelling and will not result in any loss of light or outlook for those occupiers. The new roof over the existing extension will be pitched away from the boundary and should not cause any light loss.

To the west, the neighbouring bungalow is over 16m away and is unaffected by the proposal. While there are windows and doors facing towards the neighbour, these replace existing openings at the property and will not worsen overlooking, particularly as there is a shed within the garden of 1 Barfield Park which will act as partial screen.

Flood Risk

The dwelling lies within an area at moderate risk of flooding. The use of suitable flood-proofing/resilience measures in the construction of the extension is considered to be sufficient to mitigate flood risk and this can be controlled by condition.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved

policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Flood risk measures
4. Permission relates to approved plans

Informative: Contaminated land

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

Case Officer: Peter Barnett Date: 5 September 2012

Authorised by: Jo Morin Date: 6 Sept 2012