Development Management - Delegated Officer Report

Application Number: AWDM/1316/21 Recommendation – APPROVE

Site: 111 Crabtree Lane, Lancing, BN15 9NH

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 application site is located on the south side of Crabtree Lane in Lancing, and is a semi-detached, hipped roof bungalow with exist front and rear dormers, and a rear conservatory type extension.

The north end of Crabtree Lane comprises predominantly bungalows and the remainder of the Lane comprises a mix of two and single storey dwellings, plus a pub and some shops. Many of the properties have some form of extension.

Proposal:

The proposal seeks permission to provide a single storey rear extension to replace the existing conservatory. The proposal will measure some 4m deep x 7.5m wide. Excluding the rooflights, the height will be some 3m where it adjoins the dwelling and because of the land sloping down at the rear, the extension will measure some 3.3m at the rear.

The extension will have a tiled false pitch, flat top roof

Consultations: None

Representations: Lancing Parish Council: No comment

Relevant History:

AWDM/127/00TP Rear conservatory **Approved 05.09.2000**

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 proposed rear extension will replace the existing conservatory and will be slightly larger than the conservatory, by approx. 1.5m at the side next to the adjoining neighbour at no. 113, and approx. 100mm closer to the mutual boundary with no. 113.

No. 113 also has an existing conservatory extension of some 3m deep, therefore the new extension will be approx. 1m deeper than the neighbouring extension. The side elevation of the neighbouring extension is brick, but then has some high level windows overlooking the application site.

The proposed extension is to the south of the neighbouring extension, and using the 45^0 rule, the proposed extension will behind the line and thereby will not result in any material loss of existing residential amenity to no. 113.

There is an alley between the application site and no. 109 which is approx. 4m wide, and thereby the proposed extension will not result in any unacceptable harm to that property.

The design of the tiled, false pitch, flat top roof, extension will not be out of keeping with the existing dormered bungalow. There are no windows shown in either of the side elevations, however, it would not be unreasonable to apply a condition preventing windows in the side elevations which could potentially overlook the neighbouring properties.

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: 01.09.2021

Authorised by: Gary Peck Date: 1 September 2021