Development Management - Delegated Officer Report

Application Number: AWDM/0689/19 Recommendation – APPROVE

Site: 88 Sompting Road, Lancing, West Sussex

Proposal: Demolition of existing conservatory and utility room and construction of single storey rear extension.

Date of site visit: 4th June 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow on the north side of Sompting Road, Lancing. Dormer windows have been added to the property and the loft converted. There is as existing a rear utility and conservatory extension. It is proposed that these extensions will be removed and a flat roof addition added, 3.5 metres in depth, the full width of the bungalow, with roof lights. This will provide an open plan kitchen lounge area. The extension is to be rendered to match existing.

Representations

None received

Lancing Parish Council: - No objection

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading 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 extension is to the rear of the bungalow and is not visible within the street scene, it is not overly large and is subservient to the main dwelling, it will not be

detrimental to the character and appearance of the existing building or surrounding locality.

Residential amenity

The main properties to be affected are those either side of the site. To the east is no. 86 a detached bungalow with a rear conservatory set in from the boundary. Development Management Standards state that a single storey extension can be built up to 3.5 metres in depth adjacent to the boundary of an attached dwelling. In this case there is separation between the properties with a lean to at the side with back door adjacent to the boundary. Due to the limited depth and distance from the boundary it is not considered that there will be any loss of light or overbearing impact as a result of the proposed extension.

Similarly to the west is a detached bungalow no. 90. There is a window adjacent to the boundary which is slightly recessed due to the position of the bungalow and a conservatory at the neighbouring property; however, on balance, in the light of the spacing between the bungalows it is not considered that any loss of light or overbearing impact will be such to warrant a refusal in this case. No windows are shown on the side of the proposed extension and a condition is recommended to ensure that no openings are added at any time to limit any adjacent overlooking.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extension.

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

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.

Case Officer: Hannah Barker Date: 4th June 2019

Authorised by: Peter Barnett Date: 4 June 2019