Development Management - Delegated Officer Report

Application Number: AWDM/2028/20 Recommendation – APPROVE

Site: 8 Abbots Way, Lancing, BN15 9DH

Proposal: Single storey side extension to west elevation

Date of site visit: Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a semi-detached rendered finish bungalow situated on the north side of Abbots Way. It has a side covered way/lean-to from the eaves line of the west elevation, up to the boundary with the neighbouring property no. 6 Abbots Way, effectively filling the whole width of the plot with development.

Abbots Way comprises a mix of semi-detached and detached properties, comprising bungalows, 1 ½ storey, and 2 storey dwellings, with no uniform layout

Proposal:

The application seeks permission to replace the existing covered way/lean-to, for a single storey extension to the west side of the property, taking it up to the boundary with no. 6 Abbots Way, and will be stepped back from the front elevation.

The proposed extension, as amended, will have a false pitched roof and because of the angle of the boundary, will measure some 4.1m wide at the front section; and 3.1m wide at the rear section.

The length of the extension will be approx. 8.3m and the height will be approx. 3.4m

Representations:

Lancing Parish Council
No objection

Consultations:

Council's Private Sector Housing
No objection to revised layout on PSH grounds

Council's Public Health
Construction noise hours limited to specific hours

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 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 surrounding area.

Visual & Residential amenity

The existing covered way/lean-to is not an attractive design, and the replacement extension will follow the measurements of the structure but with a more robust method of construction than currently exists. Further, the design has been improved by stepping the front elevation back from the existing front elevation of the bungalow, and by providing a false pitched roof.

The distance from the extension to the rear property is some 20m and some 30m to the property opposite the proposal. As the extension is not protruding forwards or backwards from the existing elevations of the bungalow, it will not be resulting in any amenity issues to the adjoining neighbouring property no. 10.

No. 6 Abbots Way will be able to view it from their property from the rear and the side, but their own pitched roof detached garage will screen the view from their glazed side conservatory. However, no. 6 will be able to view the extension, which lies approx. 7m to the east of the rear elevation of their property. From their rear windows there will be the existing boundary fencing which will provide some screening but the top section of wall and the false pitch will be view. However it is not considered that the partial view of the extension will result in any material loss of existing residential amenities to no. 6.

No. 7 will be able to obliquely view the top of the extension, but again given the distance and the obstruction to the view, it is not considered to result in material harm to this property either.

Recommendation

APPROVE

Subject to Conditions:-

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

Informative:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 04.03.2021

Authorised by: Peter Barnett Date: 4 March 2021