Development Management - Delegated Officer Report

Application Number: AWDM/1080 Recommendation – APPROVE

Site: 27 Derek Road, Lancing, West Sussex

Proposal: Single storey rear extension to provide supported, accessible wet-room facility and living space. Detached garden therapy room in rear garden.

Date of site visit: Visited when assessing pre app

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi-detached bungalow with rooms in the roof with front and rear flat roof dormers and a garage to the side with room to the rear. Ground levels rise to the north rear of the site with a raised decked area to the rear of the garden. There is an existing summer house to the rear adjacent to the rear boundary. There is also an existing flat roof single storey extension to the rear of the bungalow.

Consent is sought for a single storey rear extension and a detached building in the rear garden. A detailed Design and Access Statement has been submitted which gives information as to the requirements and needs of the family in relation to this development. Their daughter has current and future medical and living needs which will evolve over time and the proposed development will allow suitable space for both these needs and the requirements of the family as a whole.

The single storey rear extension replaces the existing flat roof extension with a maximum of 4.5 metres in depth. It has a unique double monopitch design and steps in away from the boundary. It will provide a large open plan living space.

The flat roof out building will be built adjacent to the rear boundary. The ground level will be lowered to allow for limited impact due to the increased ground levels to the rear. The building will fill the width of the plot, will have bifold doors and will be used as a therapy room. Amended plans have been submitted showing a reduction in overall height of the building to 2.8 metres.

Lancing Parish Council: - No comment

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)

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 out building and rear single storey extension will not be visible within the street scene however they will be visible from neighbouring properties. The extension will be larger than the footprint of the existing extension and a unique design however it will not be harmful in terms of scale or character. The building to the rear, although large in footprint filling the full width of the site, has been set into a lower ground level to limit its overall height. Amended plans have also been received to reduce the height of the building to 2.8 metres. The applicants' agent has included a site sectional drawing to show that the increase in ground levels to the rear of the site does not give rise to an elevated building which would be overly dominant and harmful to the visual amenities and character of the area. The building as shown is considered to be acceptable taking into account its height, position and the needs of the applicants. It should also be noted that there are two other large out buildings visible from the application site at neighbouring properties, also filling the width of the site. These are at nos. 31 and 23 Derek Road.

The applicant's agent has advised that the finish of the extension and the outbuilding will be render in RAL 7012 (Basalt Grey). This is a dark grey finish that will give a contemporary appearance to the new development and link them together.

Residential amenity

The properties to either side and to the rear of the site in Firle Road are the main properties affected. The proposed developments will be visible from these properties. The attached dwelling has an existing conservatory extension and therefore the extension at 4.5 metres adjacent to the boundary can be supported. It complies with Development Standard No. 2 which states that a single storey extension adjacent to an attached dwelling can be up to 3.5 metres. In this case the proposed extension will not extend beyond the rear of the neighbouring extension by 3.5 metres. Therefore no significant loss of light or overbearing impact will occur as a result. To the west no. 29 is not attached and there is spacing between the properties. The extension is also stepped in adjacent to this boundary. The full height glazing will face onto the side boundary; however there is some set in and boundary fencing will screen to some degree. On balance this glazing is considered to be necessary for the needs of the family and the space created and will not be

significantly harmful to the occupiers of the neighbouring property to warrant a refusal in this case.

The submitted sectional drawing shows the level of the proposed outbuilding. The height of the building has been reduced to 2.8 metres and it is of flat roof design. This shows the building exceeding the rear boundary fence height by 0.8 metres. There is some screening adjacent to the boundary to the property to the rear which will soften the impact of the new structure. However it is not considered that there will be a significant impact here. The ground level will be reduced by 0.8 metres so this will contribute to reducing the overall impact of the development. On balance and taking into consideration the needs of the applicants this building can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The rear extension and outbuilding hereby permitted shall be rendered and finished in RAL 7012 (Basalt Grey) unless otherwise approved in writing by the LPA.
4. No additional windows on the east or west elevation of the extension.
5. The ground level to the rear of the property shall be reduced by 0.8 metres prior to the erection of the out building in accordance with the details shown on drawing no. 3D20-DRK-SK-01 received 13th September 2021.
6. Ancillary use only

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

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 14th September 2021

Authorised by: Peter Barnett Date: 14 September 2021