Development Management - Delegated Officer Report

Application Number: AWDM/1930/21 Recommendation – APPROVE

Site: 2 Norbury Close, Lancing, West Sussex

Proposal: Single storey rear extension, raised platform and privacy screen.

Date of site visit: 23th November 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a chalet bungalow with a rear dormer. The rear garden drops down in levels slightly from the rear of the bungalow and there are steps with a balustrade to the rear of the property. There is a garage to the side of the bungalow attached to the neighbouring garage. The site is within a cul de sac of similar style properties.

Consent is sought for a rear single storey extension with half hipped roof. This is 5.1 metres in depth along the west side, reducing to 2.6 metres on the east side. Within the recessed area a decking platform is shown on the originally submitted plans. Officers advised the applicant's agent that this elevated platform positioned further to the rear of the garden would require a privacy screen or increased fencing height to address any possible overlooking. Amended plans have been received which show a privacy screen, the amended plans also show the side windows on the west side to be high level and the agent has agreed to these being conditioned to be obscurely glazed to limit any unneighbourly impact to the occupiers to the west.

It was also requested that the agent demonstrated that the extension didn't impact upon the adjacent ground floor window to the west. An amended Block Plan shows the 45 degree line.

Representations

None received

Lancing Parish Council

No comment

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)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed extension and platform are to the rear of the site. They will not be visible within the street scene. The half hipped roof and matching materials is sympathetic to the character and appearance of the existing building. The scale of the development is not such to warrant a refusal in this case.

Residential amenity

The main properties to be affected are those either side of the site. To the east the neighbouring property is separated by the two single garages. To this side the extension is 2.6 metres in depth extending beyond the rear of the garage. The raised platform is then beyond this. Due to the spacing, the limited depth of the extension and the proposed privacy screen it is considered that there will be no adverse impact upon the occupiers of the adjacent neighbouring property.

To the west the projection of the extension is 5.1 metres and the bungalow at the application site is set slightly further to the rear of the adjacent bungalow. There is however the neighbouring garage separating the site from the main living space to the rear of the adjacent property. The applicant's agent has shown the 45 degree line on the revised block plan to show that there will be no significant loss of light in this case. The rear of the bungalows are also south facing. It is considered that at this depth the proposal can be supported in the light of the submitted plans, the spacing between the dwellings and the aspect.

The side windows have been changed to high level and are conditioned below to be obscurely glazed to avoid any unneighbourly impact to the occupiers of the adjacent bungalow. Again the spacing will reduce any impact in this case. On balance the development can be supported as amended and subject to the safeguarding conditions set out below.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match
4. Privacy screen to raised platform

5. No additional openings on east or west side and west side opening obscurely glazed and high level.

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

Proactive with amendments

Case Officer: Hannah Barker Date: 29th November 2021

Authorised by: Peter Barnett Date: 29 November 2021