Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0163/12

Site: **55 Chester Avenue, Lancing, West Sussex BN15 8PG**

Proposal: **Proposed single-storey rear extension.**

Date of site visit: 15.02.12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to the southern half of a pair of semi-detached bungalows located on the west side of the street. The street is characterised by a number of similar semi-detached pairs of bungalows, and some detached bungalows along the road.

Permission is sought for the demolition of a part brick, part glazed lean-to sun-room at the rear, and the erection of a flat-roofed rear extension that would be 7.6m wide, by 2.7m deep, by 2.8m in height. The proposed extension would stop short of the existing detached garage, allowing for access to the rear garden. The extension would be face brick to match the existing bungalow with uPVC fascias and doors/windows.

Relevant site history

Directly opposite is a car-park which serves Lancing Parish Hall. To the north of the car-park is No.78 Chester Avenue, a similar semi-detached bungalow. It has been extended to the rear and side with a flat-roofed extension (L/231/04/TP).

Consultations

Lancing Parish Council: No objection.

Representations

Third parties: There have been no objections received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies):
AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity
The proposed extension would be well screened from the road with the only visible part being the side flank wall and fascia which would oversail the hip of the roof.

The extension would be built in a matching brick and whilst the fascia would appear slightly incongruous in the way it would project over the sloping tile detail of the hipped roof, however it would be set back enough to be far from prominent. The existing side/rear extension directly to the east at No.78 is far from sympathetic and is in a very prominent location free from any lateral screening due to its location adjacent to the open car-park.

It is therefore considered that whilst the fascia of the proposed extension would have a slightly uncharacteristic appearance, it is set back enough from the road, and screened by the adjacent neighbour a sufficient amount to prevent it from detracting from the appearance of the street as a whole, particularly given that planning permission has been granted at No.78 for a far more prominent extension of similar design.

Residential amenity
The proposed extension would project beyond the rear elevation of the original dwelling by 2.7m, whereas the existing sun-room is 1.8m. The attached neighbour to the north (No.57) has extended at the rear of their property with a 2.5m deep conservatory with obscure-glazing to the south side. The proposed extension, which is taller and deeper than the existing sun-room, would have some additional impact on daylighting to the neighbour's conservatory from this direction, but would not be unacceptable.

To the south the adjacent dwelling has a small lean-to extension which is brick built on the northern side.

The proposed extension would not have any windows to the sides, and given the relatively modest projection to the rear, it is not considered that there would be any adverse loss of outlook, daylight or privacy as a result.

Recommendation

APPROVE for the reason:-

The proposed extension would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc

3. No windows or other openings in north or south side wall of the extension etc
4. Permission relates to approved plans:
Drawing No:1213 1:1250 Site Location. Date Received: 17.02.12.
Drawing No:1213/01/04. Date Received: 17.02.12.
Drawing No:1213/01/03. Date Received: 17.02.12.
Drawing No:1213/01/02. Date Received: 17.02.12.
Drawing No:1213/01/01/A. Date Received: 17.02.12.

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

Case Officer: C. Hone Date: 28.02.12.

Authorised by: Jo Morin Date: 4 April 2012