Development Management - Delegated Officer Report

Application Number: AWDM/0996/20 Recommendation – APPROVE

Site: 4 Wraysbury Gardens, Lancing, West Sussex

Proposal: Single storey rear extension

Date of site visit: Assessed with use of photos and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey end of terrace dwelling in a development of 11 houses which were permitted under L/35/04/TP. No. 4 is within a row of dwellings in a cul de sac location. Consent is sought for a single storey lean to brick built extension the full width of the property with roof lights, shown to be built in materials to match. The extension is limited to a depth of 3 metres, this would normally be permitted development however in this case when consent was granted for these properties permitted development rights were removed. Therefore consent is required in this case.

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 proposed extension is to the rear of the dwelling and is therefore not visible within the street scene. It is modest in scale subservient to the main dwelling. It will be built in materials to match therefore in keeping in character and scale.

Residential amenity

The main properties to be affected are those either side of the site nos. 3 and 5. No. 3 is attached and has not been extended however no. 2 beyond has a rear conservatory. No. 5 is not attached and has not been extended to the rear either, there is a gap between these properties. The dwellings have westerly aspect to the rear and look towards a school playground and building.

The extension will be higher than the boundary fences and due to its solid construction it differs from the conservatory extensions which there are examples of along the terraces. It is however considered that as the extension is limited to 3 metres that this development can be supported. Development Management Standards state that single storey extensions adjacent to attached dwellings should be limited to 3.5 metres in depth. In this case the dwellings are narrow and therefore 3 metres is considered appropriate here to protect the amenities of the occupiers of the adjacent dwellings.

In the case of no. 3 there is an extension on the other side and therefore this property will in a recess. At a depth of 3 metres there is no concern that this will be significantly overbearing upon the adjacent dwelling, particularly as the extension at No.2 is only 2.6m deep. Being to the north of No.3, the proposed extension will not reduce sunlight to any degree.

The proposed extension at 3 metres will reduce the amenity space for the dwelling house and a garden of to just under 9m depth and 44sqm in area. This is below the DM Standard for a 3 bed terraced house of 65sqm. However, it is considered that an adequate amount of garden would be retained and a cramped appearance prevented. The proposal is not, therefore, considered to be overdevelopment of the site and is consistent with other extensions at adjoining properties.

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 north or south 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: 7.08.20

Authorised by: Peter Barnett Date: 7 August 2020