Application Number: AWDM/1359/20 Recommendation APPROVE

Site: 19 Bristol Avenue, Lancing, BN15 8NJ

Proposal: Demolition of existing conservatory and construction of a single storey rear extension

Date of site visit: 21.10.2020

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a semi-detached bungalow situated on the west side of Bristol Avenue. There is an existing single storey flat roof rear extension and a rear conservatory attached to the earlier rear extension. There is an alley/access to the rear of the properties in Bristol Avenue and George V Avenue behind, accessed from West Way to the south. No. 17 to the south has a large rear extension.

The existing extensions measure approx. 4.6m in depth.

Proposal

The application seeks permission to remove the existing conservatory extension and replace with a flat roof extension measuring approx. 6m in depth x 6m wide x 2.8m high.

There will be a platform leading off of the rear extension measuring 5.9m wide x 3m deep x approx. 500mm high, with central steps leading off.

The existing flat roof rear extension will remain and this has a depth of approx. 2.2m

There will be no windows in the south elevation, but there will be bifold glazed doors to the rear elevation and 2no. long windows on north elevation.

Relevant Planning History: None

Representations:

Lancing Parish Council: No objection

Consultations: None

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a rear extension to the semi-detached dwelling in order to update the existing property.

The key concerns would be the effect onto the existing neighbouring residential amenities.

Visual Amenity

The proposed rear extension will be in addition to the existing flat roof extension making a rear extension of some 8.2m in depth, being greater than the depth of the existing bungalow, which is approx. 7m in depth.

Notwithstanding this, the determination of the proposal will be on its effect onto the existing neighbouring properties, and from viewing Google 3D Mapping and submitted photos it is clear that other neighbours have some very deep rear extensions. No. 17's rear extension is some 5m, and no. 13 has stepped this depth up with their rear extension of some 8m.

Thereby, the proposed rear extension will not be out of keeping with the character of the area.

There will also be a platform directly outside of the rear extension measuring some 3m deep and then central steps down to the garden proper.

Residential Amenity

Although the neighbouring property no. 17 (south) have a long rear extension, they had left a gap of some 1.8m between it and the mutual boundary to no. 19; however this has been infilled by a lean-to side extension, which does not have any walls as such but has some form of meshing onto the side elevation abutting the mutual boundary.

The proposed extension will be stepped off of the side boundary by some 300mm and therefore there will not be any encroachment to no. 17, and as it will be situated to the north of its adjoining neighbour, its position will minimizing overshadowing onto this property.

The main windows to no. 17 are to the rear of the property with those windows on the side elevation facing the application site, appear to be

secondary windows. A condition limiting windows to the side window facing no. 17 would be appropriate.

No. 21 to the north has also had a rear extension and there are no side windows within the rear extension facing the application site, therefore the proposed extension at no. 19 will not result in any unacceptable overlooking etc. to no. 21. The proposed extension has 2no. long windows in the side elevation facing no. 21.

The proposed extension will project beyond both of the neighbouring extensions but not by more than 3.5m, thereby complying with the Council's DM Standard No.2. The raised platform has the potential to cause a loss of privacy however and a condition is to be added to require privacy screening to be installed prior to first use.

The properties to the rear in George V Avenue are over 30m distant and thereby will be unaffected by the proposal.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. No windows in south elevation
5. Obscure glaze side windows
6. Screening to sides of terrace

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 18.12.2020

Authorised by: Peter Barnett Date: 18 December 2020