Development Management – Delegated Officer Report

Application Number: AWDM/0705/17 Recommendation – APPROVE

Site: 6 Browning Road, Lancing, West Sussex

Proposal: Single storey extension to (north) elevation attached to rear of existing side extension.

Date of site visit: 20.06.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a chalet bungalow with integral garage to side and front and rear dormers. Consent was sought and approved under AWDM/1013/11 for 'Extension to east side of property comprising garage at ground floor with rooms in roofspace and extended ridgeline, front and rear dormers plus ground floor front extension and chimney on west side.' The current application seeks consent for a single storey extension with a dummy pitch roof. The extension is proposed to be built to the rear of the existing garage extension. It is 4 metres in depth, 4.6 metres wide and 2.9 metres high.

Lancing Parish Council: - Comments neither objecting to or supporting the planning application.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan Policy 15 (2016)
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Residential Amenity

The proposed extension is 4 metres in depth in close proximity to the boundary with no. 4 Browning Road. There is an adjacent garage at no. 4 with the rear section converted into a bedroom with French doors onto the garden. The relationship between this window and the adjacent extension is considered to be acceptable. Due to the limited height of the extension due to design the extension at 4 metres will not be over bearing nor will it result in significant loss of light. Consideration should also be given to the Council's Development Control Standards which advise that an extension up to 3.5 metres in depth could be supported adjacent to a boundary with an attached dwelling. Therefore on balance this extension is acceptable.

Visual Amenity

The extension is subservient to the main dwelling it is not dominant or out of keeping in design, form or scale. Materials will be to match existing and the extension is to the rear and therefore it will not be visible within the street scene.

Other Matters

It should be noted than the application site is at a slightly higher ground level than the adjacent dwelling no. 4. The extension will be built in close proximity to this mutual boundary. The applicant's agent has been advised that building regulations approval is required for this development and a retaining wall is likely to be necessary between the dwellings. The submitted plans do not show such works and this would be subject to building regulations approval. This does not affect the approval of the submitted planning application.

Recommendation

APPROVE

1. Standard time limit
2. materials to match existing
3. approved plans
4. No openings in east elevation.

Informative

1. proactive no amendments
2. The applicant is advised that Building Regulations approval is required for this development. Prior to commencement of works the applicant/builder/agent should contact Building Control to discuss the issue of level change between the site and no. 4 Browning Road and the need for a retaining wall.

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

Case Officer: Hannah Barker Date: 26.06.17

Authorised by: Jo Morin Date: 26.06.2017