Development Management – Delegated Officer Report

Application Number: AWDM/1555/24 Recommendation: APPROVE

Site: 14 The Broadway, Lancing, West Sussex

Proposal: Single storey front and two storey side extensions, existing converted garage and outbuilding removed.

Date of Site Visit: 21st January 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey, semi detached dwelling within a street of similar properties. There is a driveway and front garage, hipped roof canopy to the front door and single storey, lean to side extension which is a converted garage. There is a flat roof extension to the rear of the garage conversion and a flat roof rear extension. There is also a flat roof garden building to the rear of the site.

Consent is sought to remove the side garage and extension and add a two storey side extension to provide a bedroom at ground floor and enlarged bedroom and bathroom at first floor. The footprint of the existing side extension will be followed to the side and rear with the ground floor coming forward slightly to create a hipped roof which continues along the front elevation to provide a covered canopy as existing. The ridge is lower than the main ridge and materials to be used will match existing.

Representations: - 1 representation received from the owner/occupier of no. 12 The Broadway. The proposal implies significant overlooking, loss of privacy and loss of light. Windows will overlook and take light from my yard.

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 (December 2024)
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 extensions have been designed sympathetically. There is subservience and, despite the large area of flat roof, the extension is low in height and in keeping in scale with the main dwelling and other similar extensions nearby. It complies with Development Management Standards and maintains the same gap to the boundary as exists. This gap is as wide as 2m at the front but it does narrow to a central pinch point of 0.8m due to the angled boundary line. However, due to the angle of the properties, it is considered that sufficient space will remain to prevent the proposal from appearing too cramped and sufficient space will remain to prevent a future terracing effect should the neighbour wish to build something similar. The ground floor hipped roof and canopy to the front complements the existing building and relates to the original design. Materials to be used will match existing.

Residential amenity

The proposed extensions will bring the application site closer to the adjacent dwelling at no. 12. The extension will close the space between the dwellings and will reduce light received to the rear of the site and the adjacent amenity space. However, on balance, the impact is not considered to be such to warrant a refusal in this case. The proposal is to the north of the neighbour and the extension does not project significantly to the rear, impact is therefore limited. There are no windows proposed on the side of the extension and the two nearest windows to the rear serve the bathroom and the remaining window is existing. Therefore no greater overlooking than already exists. A condition will be attached to ensure that no further openings can be added and the bathroom windows will be obscurely glazed at all times to restrict any overlooking. On balance, and subject to the above safeguarding conditions, the proposal can be supported here.

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 south elevation of the extension.
5. The rear first floor bathroom windows shall be obscurely glazed at all times.

Is recommendation contrary to letter(s) of representation Y

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: 28th January 2025

Authorised by: Peter Barnett Date: 28 January 2025