Development Management – Delegated Officer Report

Application Number: AWDM/1121/24 Recommendation: APPROVE

Site: 58 West Way, Lancing, BN15 9LZ

Proposal: Single storey front extension with raised rooflight.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is a located on the north side of West Way, and is a semi-detached, bungalow, with a front outrigger. The property has a rear extension and there is an outbuilding in the rear garden area. The front amenity area is laid to hardstanding for parking of cars.

The street scene is generally characterized by similar semi-detached bungalows, some with front outriggers some with none. Further to the east there are terraced two storey houses.

The adjoining bungalow, no. 56. Has constructed a single storey infill extension to the front, directly abutting the mutual boundary with the application site.

The site is within flood zones 2 and 3 and have submitted the relevant form regarding floor levels and have submitted a flood proofing/resilience and resistance techniques supporting document.

The site is not a Listed Building or within a Conservation Area.

Proposal:

The application seeks permission for:-

- Single storey flat roof front infill extension within recess abutting the neighbouring front extension, with raised rooflight.

Relevant Planning History:

AWDM/1753/24 Single storey front extension. **Approved 07.02.2024**

Representations: None received

Consultations: WSP: Drainage Consultant: Recommend approval with informative re emergency plan.

Relevant Planning Policies and Guidance:

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2023

Planning Assessment

Principle

The proposal comprises upgrading of 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 dwellings and their surroundings.

Visual and Residential amenity

This application is a resubmission of an earlier application for the same extension, AWDM/1753/24 refers. The only difference being a rooflight within the flat roof of the proposal.

The infilling of a recess adjoining a boundary to the neighbouring property could result in overshadowing and overbearing onto the adjoining neighbouring property.

However, in this instance, the neighbouring property has undertaken an infill of their own recess to the boundary with the application site. The proposal will thereby be adjoining the neighbouring front extension and will protrude no further forward than that extension. It will also be of a similar design and have a flat roof.

It is considered that the design will be in character with the existing and neighbouring dwelling, and will not result in material harm to the existing residential or visual amenities of the neighbouring properties, and the inclusion of a rooflight within the flat roof of the extension will result in any material harm to the existing neighbouring properties in any manner.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative:

1. Approved without amendment.
2. Emergency plan

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

Case Officer: Eve Hearsey Date: 09.10.2024

Authorised by: Peter Barnett Date: 9 October 2024