Development Management – Delegated Officer Report

Application Number: AWDM/0349/15 Recommendation – APPROVE

Site: 6 Penstone Park, Lancing, West Sussex

Proposal: Single storey rear extension

Date of site visit: 21.04.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow with a rear flat roof dormer. It is located on the south side of Penstone Park near Lancing town centre. There is a driveway with off street parking to the front. To the rear there is an original store adjacent to the boundary with the attached bungalow, two stores form the boundary of with the attached bungalow. These stores have sloping roofs matching the gradient of the existing main roof slope. Tiles and rendered to match the main bungalow.

Permission is sought for a single storey flat roof rear extension. It is shown on the submitted plans as 4 metres in depth. The existing attached store is to be removed and the extension is to be the full width of the bungalow, 8 metres in width. As stated above the extension is of flat roof design and 2 lantern roof lights are proposed. 3.2 metres high to the flat roof and the roof lights increase the height up to a maximum of 4.3 metres.

The extension will provide an addition to the existing kitchen and a dining room. A window and white glazed doors are proposed to the rear onto the existing rear garden.

Consultations:

Lancing Parish Council has raised no objection to this application.

Representations:

None received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house.

Visual amenity

The extension is to the rear of the bungalow and is therefore not visible within the street scene. It is to be rendered with roof tiles to match the existing. It is considered to be acceptable in size, scale and design, it does not over dominate the existing bungalow it is therefore subservient. Ample rear garden space will remain.

Residential amenity

The main properties to be affected by the proposed extension are 8 Penstone Park the attached bungalow to the west and the 4 Penstone Park the matching bungalow to the east. No. 8 has a matching store attached to the rear which abuts the boundary of the site beyond this is a lean to conservatory which does not extend beyond the depth if the rear store. The existing store and extension are 2 metres in depth with the proposed extension increasing a further 2 metres in depth. Due to the existing extension it is not considered that the further 2 metres adjacent to the boundary will result in any loss of light or overbearing impact to the occupiers of no. 8 that would warrant a refusal in this case. The store being approximately 1.5 metres wide also would distance the proposed extension from the existing conservatory extension at no. 8.

No. 4 Penstone Park to the east is set closer to the road than the application site therefore the properties are not inline. The rear of no. 4 is therefore impacted by the position of the existing bungalow, no. 6. There would be some loss of light and over bearing impact as existing. Having said this, the addition of the extension is not considered to result in any greater impact due to the position of the buildings. Therefore on balance there would be such impact as a result of the extension which would warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Location Plan received 10th March 2015
   Proposals 02A – received 10th March 2015

Proposals 03A – received 10th March 2015

Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with saved policies of the AH7 of the Adur Local Plan.*

4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the side walls of the extension.

Reason: To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Hannah Barker Date: 27th April 2015

Authorised by: Jo Morin Date: 27.04.2015