# Development Control – Delegated Officer Report

**Application Number: AWDM/1856/16 Recommendation – APPROVE**

**Site: 1 Shadwells Road, Lancing, BN15 9EN**

**Proposal: Two storey side extension**

**Date of site visit:** 29.12.2016

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings**

The application relates to a two storey end of terrace residential property situated on the north side of Shadwells Road. The area is residential in nature, and the predominant form of development is two storey terraced. Shadwells Road and its surrounds is an Open Plan Estate.

The site has a large paved car parking area fronting onto Hayley Road and between the parking area and the front of the house is a grass triangular shaped piece of land.

**Proposal**

Permission is sought for a two storey west side extension to the dwelling. The extension will measure approx. 3.5m wide x approx. 6.1m long with an overall height of approx. 6.3m to the ridge.

The extension will provide a study, utility room and a shower on the ground floor plus 2no. additional bedrooms on the first floor. Other than a window to the utility room, there will be no windows on the end elevation facing Hayley Road. But the north and the south elevation each will have window in both the ground and the first floors.

**Consultations:** None

**Representations:** None received.

**Relevant Planning Policies**

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

***Visual Amenity***

The proposed extension being located on the side of the dwelling towards Hayley Road would be visible within the street scene, but it is noted that there have been other side extensions constructed within the estate; the closest one appears to be no. 17 Hayley Road approx. 30metres to the north east.

The two storey extension will follow the design of the host dwelling with the two storey vertical piers on the outer edge; the tile hanging between the ground and first floor window; and the window design. Its height will be slightly lower than the host dwelling in order for it to be subservient and not to be overly dominant, and for the same reasoning, it will be stepped back from the front elevation, to sit behind the existing windows in the flank elevation.

The design and overall size of the proposed extension will thereby be in keeping with the street scene and will not result in an unacceptable loss of visual amenities.

***Residential Amenity***

There will be a gap between the side elevation of no. 2 Hayley Road, and the rear of the proposed extension, which, like the application dwelling, has 2no. high level windows in this elevation, 1no. on the ground and 1no. on the first floor. These windows are secondary windows and likely serve the same uses as the application dwelling, that is, hall on the ground floor and second window to a bedroom on the first floor. Consequently the rooms in question do not rely on the windows in the south side for the receipt of light. Nor in view of the size and high-level position of these windows is overlooking from the rear windows in the proposed extension likely to result in an unacceptable loss of privacy.

The properties opposite the extension in Hayley Road are some 21metres distant and thereby will not be adversely affected by the proposal, and the same being the case with the properties in front of the extension in Shadwells Road which are some 35metres away.

**Recommendation**

**APPROVE subject to the following conditions**

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No additional windows or doors to west elevation
5. Not to be used as separate unit of accommodation

***Informative***

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 19.01.2017

Authorised by: Jo Morin Date: 25.01.2017