Development Management - Delegated Officer Report

Application Number: AWDM/0203/21 Recommendation – APPROVE

Site: 19 Ring Road, Lancing, BN15 0QF

Proposal: Single storey rear extension

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located on the north side of the bottom section of Ring Road, Lancing, and is a two-storey semi-detached dwelling. The property is on rising land, and the rear garden is higher than the front.

The street scene comprises a mix of detached and semi-detached properties, and many of the properties have been extended in some format. The neighbouring properties to the application site have both been extended to the rear.

Proposal:

The application seeks permission to provide a single storey, flat roof, rear extension measuring some 4m deep x 7.5m wide x 2.9m high (excluding rooflight)

Representations: Lancing Parish Council: No objection

Consultations: None

Relevant History: None

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 2019

Planning Assessment

Principle

The proposal comprises upgrading 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 surrounding area.

Visual & Residential Amenity

Because of its location at the rear of the property, the extension will be screened from view from the front of the site, and because of the existing side utility room, it is unlikely that any glimpses of the rear extension will be gained.

The land rises at the rear of the property, and therefore it is likely that there may be a certain amount of digging out needing to take place in order that the extension is level, and the same goes for the rear, approx. 2.5m deep patio area behind the proposed extension, indeed the plans indicate that there will be steps leading up to the garden from the back of the patio, and a retaining wall.

The adjoining neighbouring property no. 17 has a rear extension, and the plans indicated that it is 3.1m in depth, and is positioned some 490mm from the mutual boundary with no. 19. It is not considered that the additional depth of 900mm from the neighbouring extension would result in unacceptable overbearing or overshadowing. No windows are shown in the side elevation of the proposal, and a condition restricting future windows in the side elevation would be reasonable.

No. 21 to the east is 5m from the side elevation of the extension, plus there is a covered way to the boundary of that property, it is thereby considered that the proposed extension would not result in any material loss of visual or residential amenities to that property, and again it would be reasonable to impose a condition restricting future windows in the side elevation.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 19.03.2021

Authorised by: Peter Barnett Date: 19 March 2021