Development Control – Delegated Officer Report

Application Number: AWDM/1522/18 Recommendation – APPROVE

Site: 5 The Broadway, Lancing, BN15 8LT

Proposal: Demolition of existing garage and construction of single storey side extension and front porch

Date of site visit: 06.12.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The application relates to 2 storey 1930's style semi-detached dwelling with a mono pitch side garage, on a corner plot and at an angle to the street. It has a tapering rear garden, and approx. 2m high fencing to the side boundary.

This part of the West Beach Estate comprises predominantly two storey semi-detached dwellings

The property is not within a Conservation Area nor is it a Listed Building and there are no protected trees on site.

Proposal:

The application seeks permission to replace the side garage with a single storey flat roof extension. The side of the extension will be stepped back in stages in order to maintain a gap from the side boundary. The height of the proposal will be approx. 3m

Consultations: None

Representations: Lancing Parish Council : No objection

Relevant Planning History:

None

Relevant Planning Policies:

Adur Local Plan 2016: Policy 15
Development Management Standard No.2 'Extensions and Alterations to Dwellings'
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.

Visual Amenity

The proposal will see the loss of the existing garage and the introduction of a larger extension in footprint, but it will be lower in scale than the mono pitch garage.

As the property and boundary is at an angle and in relation to the existing side fence to no. 3 The Broadway, the resultant gap to the fence would be approx. 2.1m at the front point; down to approx. 1m behind the gate; then will step back again in form to maintain the 1m gap; a further step would be made again in order to continue the 1m gap.

Between the bedroom extension at the front of the house and the kitchen extension at the rear, there will be a new external door and steps.

The neighbouring property no.3, does not have any principal windows on their side elevation facing the proposal, and thereby the new side door will not result in unacceptable harm to that property.

The design and materials of the extension picks up design points of the host dwelling i.e. the high plinth and the render top band. The middle section is indicated as being painted render and the final colour can be agreed by condition.

The side extension will also encompass a front porch which will step forward some 600mm (excluding the steps).

The extension is a modern design of a flat roof extension which should integrate well within the street scene. Indeed there are many flat roof structures within the street, but of standard design. It is considered that this proposal is innovative, and will complement the character of the street.

Residential Amenity

The property that could be affected by the proposal is no. 3 The Broadway. This property does not have any principal windows on its side elevation and therefore there will be no conflict with regards to overshadowing. There will be a window on the side elevation of the proposal, but this is shown as being of obscured glass, therefore there will not be any material overlooking generated from this window, and indeed there is a fence of some 2m in height separating the properties which would further limit any overlooking.

There are properties opposite within the street scene which would be able to view the proposed extension, but because of the distances involved, it is not considered that the extension would result in any unacceptable loss of residential amenities to these properties.

APPROVE subject to the following condition(s)

1. Approved plans

2. Standard time limit
3. Render colour to be agreed
4. No additional windows in side elevation

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

Informatives

1. Approved without amendment

Case Officer: Eve Hearsey Date: 23.01.2019

Authorised by: Peter Barnett Date: 23 January 2019