Development Management - Delegated Officer Report

Application Number: AWDM/1076/18 Recommendation – Approve

Site: 80 North Farm Road, Lancing

Proposal: Two-storey side extension to replace existing detached garage on east side elevation and front entrance porch to north elevation.

Date of site visit: 29.08.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling located in a triangular plot on a prominent bend. It has a detached flat roofed garage to the side.

It is proposed to demolish the garage and to construct a two storey hip roofed extension to the side measuring 4.1m wide at the front and reducing in width to the rear due to the angle of the plot. The extension is to have a chamfered edge set back to the rear reducing to 2.3 metres in width. As a result of the angled side wall the rear section of the extension is shown with a half hipped roof with flat roof.

Also shown on the proposed plans is a small front porch, with lean to roof it is 2.3 metres wide and 1.4 metres in depth, maximum height 3.3 metres.

Lancing Parish Council: No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

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 dwelling and its surroundings.

Visual amenity

The width of the proposed extension when viewed from the front replicates the proportion of the main part of the property frontage on the other side of the front door. There is a slight set back proposed and the proposed roof is down below the main ridge and over all the extension appears subservient to the main dwelling. Being on a bend with the plot narrowing to the rear also adds to the subordinate appearance of the extension both in relation to the main dwelling and the street scene. Spacing will also remain between the extension and the boundary. The adjacent property no. 82 has a garage built up to the boundary. The spacing is wide at the front and reduces to a minimum of 0.9 metres to the rear. Although Development Management Standards state a distance of 1 metre should be retained to the boundary here it is considered that ample spacing is provided when looking at the distance between the front section of the extension and the boundary, the reduction to 0.9 metres is only towards the rear. This will therefore not impact upon the street scene detrimentally and not result in a terracing affect in any way in this case. There is some vegetation which is on the site which will need to be removed, it is however considered that its removal will not in any way be visually detrimental.

Due to the position of the dwelling in relation to the highway the rear flat roof section will be visible within the street scene. On balance it is considered that this feature is not significantly prominent and adds to the low level and limited overall bulk of the roof, it would not justify a reason for refusal here and represents a simple solution to the awkward angle of the rear section of the extension.

The extension is to be rendered to match the existing house with roof tiles and tile hanging to match in materials and finish also.

No 86 North Farm Road has recently completed a side, two storey extension this has a flat roof, single storey section and differs in design. Due to the position of the neighbouring houses within the street and along the corner these properties will not be viewed in the same context therefore their differing design, scale and use of materials is acceptable here, there is no requirement to replicate the design of the existing extension in this case.

Residential amenity

Due to the position of the application site along the bend/corner, the site and its adjacent neighbour at no. 82 are not overly close particularly at the site frontages. No. 82 has as existing a single storey flat roof side extension and garage/store attached to this which is up to the boundary with the site. Spacing will still remain between the properties as discussed above. There is a side landing window at no. 82 at first floor which will face toward the proposed extension. The proposed plans show no first floor side window proposed at first floor and a utility and W.C window at ground floor. There will therefore be no overlooking or loss of privacy to the adjacent dwelling as a result of the proposed extension. A condition is attached to restrict any additional windows in this side elevation.

No other neighbouring dwellings are considered to be affected by the proposal.

Parking and Access

The garage will be lost but space will remain at the front of the property for the parking of a vehicle clear of the highway.

Flood Risk

The site lies within a flood zone and the applicants have confirmed that the floor levels will be set no lower than existing and the extension will incorporate flood proofing and resilience techniques.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Matching materials
4. Flood proofing and resilience techniques to be provided
5. No windows other than those permitted in the east side elevation of the extension.

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

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 10th September 2018

Authorised by: Peter Barnett Date: 10 September 2018