Development Management – Delegated Officer Report

Application Number: AWDM/0217/24 Recommendation – APPROVE

Site: 61 Chester Avenue, Lancing, BN15 8PG

Proposal: Remove existing garage and replace with single storey rear extension, hip to gable roof extension, rear flat roof dormer, and front rooflights.

Date of site visit: March 15th 2024 plus assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site & Surroundings:

The property is located on the west side of Chester Avenue and is a semi-detached bungalow, which also has a rear conservatory type extension. It has an existing vehicular access and drive to the side next to the boundary with no. 63 Chester Avenue, the drive leads to the detached garage which sits behind the dwellinghouse, and abutting the boundary with no. 63. There is also an outbuilding shed within the rear garden.

The locality comprises predominantly semi-detached bungalows, many of which have been extended to the rear and/or into the roof. Indeed, the neighbour at no. 63 has a roof extension with rooflights to the front roofslope and a rear dormer. Additionally it has a rear extension, and has converted the existing garage into living accommodation, an extension leads off this converted garage and continues along the side boundary to the rear boundary then wraps along the rear boundary for approx. half of the width of the boundary. This continuous side and rear extension has a tiled, pitched roof.

The site is not a Listed Building and is not within a Conservation Area.

The Proposal:

The application seeks permission to:-

- Provide a hip to gable roof extension;
- Provide 3no. rooflights to front roofslope;
- Provide a rear, flat roof dormer measuring some 6.94m wide x 4.4m deep x 2.67m high;
- Remove the rear conservatory extension;
- Provide a rear extension approx. 4.4m wide x 4m deep x 3m high;
- Remove the side garage;
- Provide a side extension approx. 3.27m wide x 7.23m long x 3m high.

Consultations: WSCC Highways:

The application outlines that there will be no change to parking provision as a result of the proposal. This alludes to the fact the garage may not be in use currently for vehicle storage. From consulting the WSCC parking demand calculator, the LHA advise that the proposal would generate the requirement for 3 parking spaces to serve a dwelling of this size in this location. It appears that this can be accommodated for within the associated hardstanding. Any overspill generated could be made up via on street parking which appears to be an existing practise in Chester Avenue.

There are no known parking capacity concerns within the vicinity of the site.

The LHA does not consider that the proposal would have a severe impact on the operation of the highway network, therefore is not contrary to the NPPF (para 115), and there are no known transport grounds to resist the proposal.

Representations: Lancing Parish Council: Support

Relevant Planning History: None

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2023

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

It is noted that within the Avenue there are several properties which have provided a hip to gable roof extension and/or a rear dormer i.e. no.'s 63, 57, 43, 76. Therefore the character of the area includes these design changes.

Further, the provision of rear extensions, and front rooflights or solar panels, are also part of the character of the street scene, as too are the conversion of the side garages.

The rear dormer will be of a similar size/scale to its neighbour at no. 63, and the hip to gable will also marry with that of its neighbour at no. 63. There is a window shown in the new gable end, and a condition requiring the window to be obscure glazed and fixed below 1.7m when measured from the finished floor level will be reasonable.

The replacement garage with an extension of the side elevation, will also be slightly larger as it will come forward and link into the rear corner of the bungalow and merge with the proposed replacement conservatory extension in order to allow greater flow of the inner rooms of the dwelling. The side garage will be a new bedroom and it will link directly into the new dining room and kitchen area.

Although the side extension will come forward more than the garage and no. 63's side extension, it will not result in any unacceptable overshadowing or overlooking of that property due to its height and the fact that there will be no windows in the side elevation of the extension. A condition restricting windows in the side elevation would be reasonable.

The rear of the side extension will be some 20m distant from the rear elevation of no 38 The Crescent and the rear of the kitchen extension will be over 20m from the rear elevation of no. 36 The Crescent. The rear of the proposed dormer will be some 30m distant from the rear elevation of the rear properties. The development will thereby not materially affect the existing residential amenities of the properties to the rear.

Finally, with regard to the attached neighbour at no. 59, the only window facing that property will be the one in the garage replacement side extension. The existing garage and conservatory, had more windows and doors facing no. 59. The size of the kitchen extension and the side extension is not overly larger than the existing conservatory and garage. Taking the increased length of the extensions and the reduction in windows to the south elevation it is not considered that the new ground floor extensions will materially harm the neighbouring property by way of loss of residential or visual amenity.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. Gable window
5. Windows

Informative:

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 18 April 2024

Authorised by: Peter Barnett Date: 18 April 2024