Expiry Date - 11/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0823/23 Recommendation – APPROVE

Site: 63 Grand Avenue Lancing West Sussex BN15 9QB

Proposal: Single storey extension to replace existing timber structure

Date of site visit: 26/07/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the west side of Grand Avenue within a residential area of Lancing. The property is a semi-detached bungalow comprising painted render and facing brick to front elevation and facing brick to the remainder, a tiled roof with front gable, and white UPVC openings. The plot size of the property is relatively modest and reflects other plot sizes along this section of Grand Avenue. The property consists of a gravel driveway, a shared side (north) footpath with No. 65 Grand Avenue which extends from the public realm in-between the properties and leads to the gates of the respective rear gardens spaces, and the rear garden which comprises a mix of paving slabs, gravel, grass, and an outbuilding to the rear of the plot. An extension and adjoining timber structure project from the rear of the property at a modest depth. The garden is bounded by a tall fence. The attached neighbour to the south No. 61 appears to be a mirrored copy of the original application property and also exhibits a rear extension which is slightly deeper. No. 65 to the north is separated a short distance and exhibits a rear conservatory which also projects slightly deeper.

Properties along this section of Grand Avenue consist of semi-detached bungalows which are uniform in terms of alignment, form, massing, and spacing, with similar footprints and plot sizes. Opposite the site and further south the form changes to predominantly two-storey terraced households.

Proposal:

Permission is sought for them demolition of the timber structure to the northerly side of the rear elevation and the erection of a single-storey rear extension. The extension would comprise matching facing brick elevations, a matching flat roof, and a matching UPVC window to rear (west).

The proposed extension would project approximately 2.44m, have a width of approximately 2.6m, and flat roof height of approximately 2.9m.

Representations: None.

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Consultations:

Lancing Parish Council: Resolved to support the application.

Relevant Planning 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 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The positioning of the extension to the rear of the house together with the tightly grained nature of properties means that the extension would not be visible to the public realm. Although the roof form would be utilitarian, its removal from public viewpoint and alignment with the existing extension to the southerly side means that it would not harmfully detract from the appearance of the existing dwelling or the character of the surrounding area. The extension is only marginally larger than what exists through the timber structure and proposes the use of matching materials. The property will continue to enjoy a reasonably sized garden. There are no visual amenity grounds to resist the proposal.

Residential Amenity

The proposed extension would project at the same depth as the existing extension to the southerly side, which is approximately 0.4m deeper than the existing timber structure. A modest height and width increase would also occur and the extension would be of a heavier massing and form by virtue of the facing brick proposed. Notwithstanding, it would not exceed the extent of No. 65's conservatory and is therefore not considered to result in any material overbearing or overshadowing effect for this neighbour; the extension is considered to be of an overall modest scale in this context which accords with the Council's DM Standard and there's a tall boundary fence that separates the properties. The extension would pose no impact to the neighbour to the south No. 61 by virtue of the separation distance and screening of the extension when viewed from this direction. There would be no loss of privacy

for neighbours as the only opening proposed would face into the applicant own garden to the rear (west).

The proposal would not result in material harm to the residential amenities of surrounding neighbours.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. No Openings North Elevation

Informatives:-

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.

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

Case Officer: Jason Albon Date: 10.08.2023

Authorised by: Gary Peck Date: 11 August 2023