Development Management - Delegated Officer Report

Application Number: AWDM/0976/20 Recommendation – APPROVE

Site: 18 Greenoaks, Lancing, West Sussex

Proposal: Proposed single storey rear extension

Date of site visit: Assessment carried out using photos submitted with application and Google Maps.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is semi detached chalet bungalow within a cul de sac in north Lancing. There is a detached garage set back to the side of the property attached to the neighbour's garage. Consent is sought to add a single storey rear extension to the bungalow. The new addition will extend beyond the side elevation of the existing building to the north up to the side boundary with no. 20. The garage is to be removed and the extension will partly project into the footprint of the garage. The northern side of the extension is 6 metres in depth and this reduces down to 4.5 metres in depth adjacent to the attached dwelling no. 16 to the south. The extension is of flat roof design with roof lights. It is shown to be rendered in white, not matching the existing brick built bungalow.

Representations

None received

Lancing Parish Council: - No objection

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 (February 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 dwelling and its surroundings.

Visual amenity

The extension is in keeping in scale with the existing bungalow, the garage is to be removed to accommodate the new extension. It will be subservient to the main dwelling. The rendered finish although not matching the brick bungalow is acceptable in this case, it will give a light, contemporary appearance to the extension. The change in materials will not be clearly visible within the street scene and will therefore not be detrimental. The increased width to the north, to the side of the bungalow will give rise to a small section of the extension being visible to the side of the dwellings. However this will have no greater impact than the existing garage which is visible to the side of the dwelling.

Residential amenity

The attached dwelling no. 16 Greenoaks has a rear single storey extension. The depth of the proposed addition at this point is 4.5 metres. Development Management Standard No. 2 states that single storey extensions adjacent to the boundary with an attached dwelling should be limited to 3.5 metres in depth. As the neighbouring property has already been extended at single storey level it is acceptable to extend beyond the 3.5 metres as the proposed extension will be adjacent to the blank side wall of the existing extension. It will not extend beyond this in excess of 3.5 metres therefore meeting the requirement of the Development Management Standard, therefore no adverse impact.

The dwelling to the north has existing windows on the side facing toward the application site. Most windows face onto the existing bungalow, there is a single window which faces onto the space to the rear of no. 18 onto the gap between the rear of the existing bungalow and the garage. This space will be infilled by the proposed extension and also bring the building closer to the side of the neighbouring property and the south facing side window. It is however considered that this window as existing has limited outlook and overlooks towards the neighbouring property. The solid wall proposed adjacent will provide some separation although outlook and light will be reduced. The applicant has advised that the window adjacent serves a utility room adjacent to the kitchen at the neighbouring property. Therefore this is not a habitable room. It is also noted that on Google Maps satellite images that there was previously an extension at the application site which extended to a similar width adjacent to this boundary. On balance therefore it is considered that the extension in close proximity to this window would not give rise to a significantly detrimental impact which would warrant a refusal in this case. It can therefore be supported. A condition is attached to ensure that no openings are to be inserted on the north or south side of the extension.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. White render as per approved drawings
4. No additional windows on the north or south elevation of the extension.

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

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: 6th August 2020

Authorised by: Peter Barnett Date: 6 August 2020