Expiry Date - 29/11/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1382/23 Recommendation – APPROVE

Site: 34 Upper Brighton Road Lancing West Sussex BN15 0JE

Proposal: Demolition of existing lean-to and construction of single storey rear extension

Date of site visit: 15/11/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located to the north of the A27 to the west of First Avenue. The application site is a small semi-detached bungalow with a front and rear garden. To the east of the site there is an access way which connects to the rear garden of the host and the neighbour. To the rear of the property there is a shared access road to the application site and the neighbouring properties. Along Upper Brighton Road there are a number of properties which have varying sizes of extensions and conservatories to the rear.

With the bungalow located on the busy A27 the parking for the site is to the rear. The primary access is via a front porch, the existing lean to at the rear provides a second access to the property.

Proposal
The application relates to two single storey rear extensions to the rear. The aspect to the west is the smaller of the two extensions measuring 1.5m in depth. This will connect to the larger of the two which will have a depth of 3m. The larger aspect will have a width of 5.431m connecting to the smaller extension to provide a full width extension to the rear.

Relevant Planning History
None

Consultations
Lancing Parish Council – No Objections

Representations
None

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 (HCLG 2023)

WSCC Guidance on Parking at New Developments (Sept 2020).

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
Due to the proposed extension to the rear there will be limited impact on the visual amenity of the street scene. The proposed extension will be visible from the road to the rear, this however is a private road. The impact will be limited due to the existing rear boundary treatment and the topography of the site.

As such the proposed extension is considered to be acceptable in terms of impact from the street scene.

Residential amenity

The properties that will experience the greatest impact from the proposed development are those to the east and west (Nos. 36 and 32 Upper Brighton Road). This is due to the proposal being full width. The smaller aspect runs to the boundary on the west. The extension is considered to be minor in nature with a proposal that would largely be allowed under the permitted development rights. The deeper extension is also only 3m in depth and is also within permitted development tolerances.

It is not considered that the eaves height of the proposed development would have an unneighbourly impact on the properties to the east and west. The maximum height is proposed to be 3.1m on the boundary, with the minor nature of the depth it is not considered that the development would result in any overshadowing, overlooking or overbearing impact on either of the neighbouring properties.

There are no proposed windows within the side elevations of the development. The only other opening to the rear are the doors on the rear elevation, it is not considered that these will provide any views which are not currently available within the existing arrangement. There is not considered to be any overlooking from the window due to the single storey nature and location providing views of the applicant’s rear garden only.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west 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: Finlay Gardner Date: 29 November 2023

Authorised by: Peter Barnett Date: 6 December 2023