Development Control – Delegated Officer Report

Application Number: AWDM/0506/17 Recommendation – APPROVE

Site: 76 Wembley Avenue, Lancing, BN15 9JY

Proposal: Single storey rear extension to west elevation to replace existing conservatory

Date of site visit: 24.04.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates a large detached two storey dwelling within Lancing, and is positioned on the west side of Wembley Avenue. It is likely Edwardian of the Victorian style. It has a large rear garden which has many trees and shrubs close to the boundary. It has red brick quoins, mainly timber vertically sliding sash windows, although there are a few PVCu windows in the mix. There is also a rear mono pitch conservatory with a part circular conservatory running to the side of the mono pitch. The conservatories run along the full width of the dwelling

The street scene comprises a mix of bungalows and two storey dwellings of various ages, generally the more modern housing lies to the north.

Proposal

Permission is sought to replace the existing glazed conservatory with a flat roof construction across the width of the rear of the dwelling. The rear extension will have 2no. sets of bifold doors facing the garden.

There will also be a re-instatement of a window in the blind window in the main house on the ground floor south elevation

Consultations: None

Representations: Lancing Parish Council: No objections

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan2016: Policy 15
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension is totally to the rear and will replace an existing glazed conservatory. The existing conservatory has a mono pitch section running into a semi-circular end conservatory which is deeper than the mono pitch section. The whole of the glazed conservatory is some 800mm narrower than the existing full width of the dwellinghouse.

The proposed extension will be a full width structure, and will be a more solid brick built extension, with bifold doors and 2no. large rooflights on the flat roof.

It will not be as deep as the existing conservatory by approx. 200mm on the mono pitch section (excluding the roof overhang), and 2.6m shorter than the semi-circular section (excluding the roof overhang).

The height will be 3m to the outside edge and 3.1m to the inner join, whereas the mono-pitch height is 3.1m to the inner join and 2.3 at the outside edge.

These dimension changes are not considered significant with regard to the overall size of the proposal.

The design is totally different from the original, and it is considered that the original design is more in keeping with the design of the dwelling, but, the dwelling is not listed nor is it within a Conservation Area. Further, the extension is to the rear where it is not visible within the street scene, thereby it would be difficult to resist the change in design.

Residential Amenity

The neighbouring properties to the north and south are the key properties that might be affected by the proposal

Even though the extension will be closer to the neighbour to the south no. 74, the existing conservatory is a lot deeper than the proposal; thereby the extension will not harm no. 74's existing residential amenities.

The extension, like the conservatory, is on the boundary with no. 78, but it will be slightly shallower than the conservatory and or a similar overall height, thereby it will not result in unacceptable harm onto that property.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No windows etc. on the north elevation

Informative

1. . Approved without amendment
2. The applicant is reminded that no part of the permitted rear extension should encroach or overhang the site boundary.

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

Case Officer: Eve Hearsey Date 10.05.2017

Authorised by: Jo Morin Date: 15.05.2017