Expiry Date – 8/10

Development Control – Delegated Officer Report

Application Number: AWDM/1282/20 Recommendation – Grant

Site: 25 Orient Road, Lancing

Proposal: **Demolition of garage. Single-storey side extension to south-east elevation.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 25/9

Site and Surroundings

This application relates to a semi detached bungalow on the north side of Orient Road. The bungalow forms one of a pair on a corner of the street on an angled plot. The property and front garden is enclosed behind hedging. It has a detached garage on its east side with a lean to behind.

No 27, to the east has extended to the side of their bungalow. No. 23, has a large side extension as does No. 35, further to the east.

The site is not in a conservation area.

Proposal

Planning permission is sought to replace the detached garage with a single storey extension. The extension is set off the boundary and set back from the front of the house. It follows the angle of the boundary parallel with the line of the existing garage where at the front point of the garage it squares off and runs parallel with the flank of the house to a further depth of 2.9 metres. It sits 3 metres behind the front wall of the house. It has a hipped roof with an eaves height of 2.5 metes and a ridge height of 3.45 metres.

The application has been revised since first submitted to remove a rear extension on the boundary with No. 23 from the application.

Relevant Planning History

None.

Consultations

Lancing Parish: No objection.

Environmental Health: No objections.

Representations

No. 23 object to the rear extension proposed as it will block light/outlook to their bedroom. They would be supportive if a joint application for similar rear extensions was made.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 15 and 20 including Development Management Standard No. 1 Space Around Dwellings, 'Development Management Standard No. 2 Extensions and Alterations to Dwellings' and the National Planning Policy Framework.}

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

There are other examples of side extensions nearby including 23, 27, 35 and 37 Orient Road. The extension is set will back from the frontage and 800mm of the side boundary. It will not be out of character.

Neighbour amenity

The only neighbour directly affected by this proposal is No. 27, to the east. This properly has recently extended to the side to create two additional bedrooms and a bathroom.

The existing garage on site to be removed sits approximately 1.2 metres forward of the main, extended, front wall of No. 27. No. 27 has a gap to the boundary measured at 1.4 metres on Earthlight.

The proposed extension is set off the shared boundary by between 800mm and 2.6 metres. It will extend 4.5 metres in front of No.27. It is to the south west of the front bedroom extension at No. 27. It is considered that sufficient daylight and sunlight will continue to be received to this bedroom.

A bathroom window in the side wall of 27 faces the side wall of the existing garage. This bathroom will experience a slight loss of light due to the extra height on the extension, though it is off the common boundary. A flank bedroom in No. 27 beyond the bathroom is behind the line of the present garage, and thus behind the proposed extension, and will be little affected.

No significant harm will be caused to No. 27.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Matching Materials
4. No side windows
5. The extension shall be used for ancillary purposes only and shall not be used to form a separate, self contained dwelling.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 2.10.20
Authorised and signed by:	Peter Barnett	Date: 2 October 2020