Expiry Date: 01st March 2022

Development Management – Delegated Officer Report

Application Number: AWDM/0163/25 **Recommendation – APPROVE**

Site: **6 Links Road, Lancing, BV15 9BY**

Proposal: **Single storey rear extension.**

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is positioned on the southwest side of Links Road, and is a hipped roof, semi-detached bungalow. It has a long rear garden which has a kink in that it does not run off from the bungalow in a straight line. The site has an existing vehicular access with hardstanding for parking.

The street is characterized by bungalows, predominantly semi-detached. Many of the properties within the road have undertaken extensions to the rear.

The site is not a Listed Building or within a Conservation Area.

Proposal

The application proposes to provide:-

- Rear extension measuring some 6.2m wide x 3.5m deep x 3.1m high (excluding the rooflight).
- The extension is set 1.2m from the mutual boundary with no. 8 Links Road.
- No windows on side elevation (north) facing no. 8;
- Window in south elevation; and
- Full glazed doors in rear (west) elevation.

Relevant Planning History: None

Consultations: None

Representations:

Lancing Parish Council: Resolved to support this application.

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Comment from adjoining neighbour

The plans of the rear elevation show the down pipe from the gutter on the neighbouring property when in fact it is on the application property.

Relevant Planning Policies

Adur Local Plan Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No. 2 'Extensions and Alterations to Dwellings
National Planning Policy Framework 2024

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual & Residential Amenity

The depth of the proposed flat roof rear extension is in accordance with the SPG relating to 'Extensions and Alterations to Dwellings', and thereby is deemed to be an acceptable size not giving rise to material loss of visual or residential amenities of neighbouring properties.

There are no windows to be on the side elevation nearest to its mutual neighbour no.8 Links Road, and a condition preventing future windows being installed on this elevation would be reasonable.

There is a window on the east elevation facing towards no. 4, and the boundary distance from this window is a little over 2m. The window will look onto a side wall of a rear extension at no. 4, and thereby does not result in any material harm to the amenities of that property.

The boundary to the rear will be some 30m from the rear wall of the extension, thereby the property to the rear will not be affected by the proposal.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials
4. Windows

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Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 01.05.2025

Authorised by: Peter Barnett Date: 1 May 2025