Expiry Date – 26/5

Development Control – Delegated Officer Report

Application Number: AWDM/0582/21 Recommendation – Grant

Site: 7 Grand Avenue, Lancing

Proposal: **Hip to gable roof extension with rear dormer, Juliet balcony and front roof lights; two storey side extension to North elevation**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 20.5

Site and Surroundings

This application relates to a semi detached inter war house on the west side of Grand Avenue and corner of Third Avenue. The property currently has a shed, high hedging and trees in its side garden along the side and rear boundaries.

The adjoining House, No. 5 has barn ended their roof and added a large rear dormer. No. 11, on the opposite corner of Third Avenue has added a two storey side extension with hipped roof.

The property has an 8 metre deep rear garden. No. 1 Third Avenue has its flank wall parallel with the site's rear garden boundary. Its front wall lines through with the existing side wall of the application site.

The property is not in a conservation area and is not listed.

Proposal

It is proposed to add a two storey side extension with rooms in the roof and a large rear dormer to the original roof. The extension would include a garage/workshop, utility room and bathroom at ground floor, a kitchen/diner/living room at first floor and an en-suite bedroom in the loft space. The roof extension to the existing house would create an en-suite double bedroom. The additional space is required to accommodate extended family members.

The application has been revised since first submitted with the extension now set back from the front of the property by 450mm. A larger barn end has been created to reduce the bulk further. The extension is 4 metres wide and is set a minimum 1200mm off the side boundary.

Relevant Planning History

None.

Consultations

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

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

The effective raised gable, rear dormer with Juliet and front rooflights to the existing house would be permitted development alone. No. 5 has raised their side roofslope to a barn end and added a large rear dormer. These elements are acceptable.

The proposed two storey side extension has been recessed from the front of the property in the revised submission. A greater hip/barn end has been added too. A 1200mm gap to the side boundary is retained. The applicant has drawn attention to other extensions in the street (47 and 49) where two storey side extensions have been added to street corner end terraced dwellings with a similar, or smaller gap to the side boundary. These two extensions project forward of the Fifth Avenue building line. A similar situation will result for this extension.

In the circumstances it is considered that this revised proposal will not be out of keeping with developments in the area.

Neighbour amenity

The extension is sufficiently removed from all neighbours so as not to cause any significant harm. A secondary kitchen/diner window in the first floor side wall will be 15 metres from windows in the extension opposite at No. 9. As such it is considered appropriate to recommend that this window be obscurely glazed and non-opening

below 1.7 metres. The new upper floor rear windows will look over No.1 Third Avenue's frontage.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *First floor side window obsc/fixed below 1.7m*
5. *No new side windows at first floor or above.*

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: 15/6/21

Authorised and signed by: Peter Barnett Date: 15 June 2021