Development Management - Delegated Officer Report

Application Number: AWDM/1459/18 Recommendation – APPROVE

Site: 11 Lancing Park, Lancing, West Sussex

Proposal: Single storey side extension to east elevation, existing garage removed.

Date of site visit: 22.10.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached chalet bungalow within a street of various style properties in Lancing. There is a gate to the side of the property attached to a flat roof garage which forms the boundary and abuts the adjacent garage building at the neighbouring property.

It was originally proposed to remove the existing garage and build a side single storey extension the full width of the space to the side of the property. A window and door were proposed to the front elevation and internally annex space was proposed with an internal connection to the main dwelling. Front to rear access for the dwelling was through the extension.

Officers considered that the door to the front was not acceptable in visual and character terms. Amended plans have been received which show a space to remain to the side of the extension to allow a door to be on the side and not the front and to maintain external front to rear access. The annex is to provide a lounge, bedroom and ensuite. Kitchen facilities are shared with the main house.

Consultations

Lancing Parish Council: - No objection

Representations

None received

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 (July 2018)

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

As amended the proposed extension is acceptable, it is subservient to the main dwelling and matches the flat roof design of the existing garage and other garages and extensions within this locality. There is a window to the front and the door is relocated to the side therefore in keeping with the character of the locality and not appearing as a secondary front door to the dwelling.

Residential amenity

The main property to be affected is the adjacent chalet bungalow to the east. This property has a flat roof garage which currently abuts the existing garage at no. 11. The proposal will result in a space between the adjacent garage and the extension. The building will therefore be set in from the boundary. The proposed side door will be adjacent to the boundary and front to rear external access will be along the boundary. Although this does not currently exist at the site it is common for such an arrangement to exist between residential properties. The door itself will be positioned adjacent to the blank side wall of the neighbouring garage. It is not considered that the proposed door or any associated activity here will give rise to a detrimental impact which would warrant a refusal here. Although annex space is proposed in this case it will be conditioned to be ancillary to the main dwelling with an internal connecting door and shared kitchen facilities proposed. Such development and associated activity would not be harmful to residential amenity in this case. Safeguarding conditions relating to the use of the accommodation as ancillary and restriction of openings on the eastern elevation have been attached.

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 eastern elevation of the extension.
5. Ancillary accommodation only.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 5th February 2019

Authorised by: Peter Barnett Date: 5 February 2019