Development Control – Delegated Officer Report

Application Number: AWDM/1365/22 Recommendation – APPROVE

Site: 8 The Drive, Lancing, BN15 8PT

Proposal: Householder application for permitted development for prior approval for single storey extension to rear of property measuring 6m from rear wall of the original dwelling, maximum height 2.952m and height of eaves of the extension 2.77m

Date of site visit: 14.09.2022 Assessment has also been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

No. 8 is a semi-detached bungalow with a small single storey rear extension approx. 2m in depth, across part of the dwelling.

The neighbouring property no. 10 has a large rear dormer and a hip to gable roof extension. Other neighbouring properties have rear extensions of approx. 3.5m deep.

The garden length of no. 8 is approx. 17m behind the small extension, and the neighbours have various depth gardens which are general shorter than the application site e.g. approx. 7m to no. 4

Proposal

A Larger Home Extension is proposed which would be 6m in depth and 2.95m high and 2.77m to the eaves, and has a flat roof with rooflights. The overall width is shown to be 8.74m and stepped off from the boundary with no. 10 (the adjoining semi) by some 50mm

Relevant Planning History:

AWDM/1359/22 Proposed roof conversion with front dormer, rear dormer and side gable **Current**

Consultations: None

Relevant Planning Policies:

Adur Local Plan 2017 Policies 1, 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)

Planning Assessment

Principle:

The proposal will be viewed against the criteria of permitted development as laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Consideration

Schedule 2, Part 1, Development within the curtilage of a dwellinghouse.

Class A – enlargement, improvement or other alteration of a dwellinghouse

Permitted Development

A.The enlargement, improvement or other alteration of a dwellinghouse.

Development not permitted

A.1 Development is not permitted by Class A if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Analysis: The above does not apply

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

Analysis: The extensions do not exceed 50% of the total area of the curtilage.

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

Analysis: The extension does not exceed the height of the highest part of the roof of the existing dwellinghouse.

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

Analysis: The eaves are single storey and the existing dwelling is a bungalow and the plans indicate that the eaves of the proposal marry with the eaves of the bungalow.

(e) the enlarged part of the dwellinghouse would extend beyond a wall which—

(i) forms the principal elevation of the original dwellinghouse; or
(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

Analysis: Neither of the above apply

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
(ii) exceed 4 metres in height;

Analysis: None of the above apply

(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—
(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
(ii) exceed 4 metres in height;

Analysis: The site is not on article 2(3) land etc. and is single storey but does not
(i) exceed 6m in length; or
(ii) exceed 4m in height

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

Analysis: Does not apply as single storey

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

Analysis: The rear extension would be within 2m of the boundary both side boundaries, but the height of the eaves would not exceed 3m

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

(i) exceed 4 metres in height,
(ii) have more than a single storey, or
(iii) have a width greater than half the width of the original dwellinghouse; or

Analysis: The proposal does not extend beyond a wall forming a side elevation etc., therefore none of the above apply

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

Analysis: It does not exceed the limits as set out above

(k) it would consist of or include—

(i) the construction or provision of a verandah, balcony or raised platform,
(ii) the installation, alteration or replacement of a microwave antenna,
(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
(iv) an alteration to any part of the roof of the dwellinghouse.

Analysis: None of the above

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—

(a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;

(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or

(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.

(d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

Analysis: The site is not on article 2(3) land

Conditions

A.3 Development is permitted by Class A subject to the following conditions—

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

Analysis: The agent has confirmed that the walls would be rendered to match the existing dwelling.

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—

(i) obscure-glazed, and
(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and

Analysis:

None of the above as single storey rear extension.

c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Analysis:

Does not apply as ground floor, flat roof, and single storey.

Review:

The proposal would comply with Class A - larger home extension etc. But where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is

required as to the impact of the proposed development on the amenity of any adjoining premises.

In this instance, there have been 3no. Objections received to the proposal, therefore, the local planning authority must:-

(a) Take into account any representations made as a result of the notice given; and

(b) Consider the amenity of all adjoining premises, not just adjoining premises which are the subject of representations.

Representations:

Lancing Parish Council: No objection

3 letters of objection: - 19 Chester Avenue; 6 The Drive; & 1no. with no address given.

- Cannot believe that the owner is trying to do this in a residential area of just bungalows;
- Devalues other properties;
- Loss of privacy;
- Noise from large family moving in;
- Overlooking;
- Why buy a bungalow when a house is needed;
- We don't need stairs;
- People have no consideration for neighbours;
- Do not want flats either;
- Will block the light;
- 6m is an extensive extension which will come back to the rear of my property;
- Will double the existing floor area;
- Detract from the character of the bungalow and the street;
- Going from 3 beds to 5-6 bed property;
- Concerned they are going to build over an existing waste pipe;
- New window will be next to my existing bedroom window which will result in a loss of privacy unless it is frosted glass;
- The development is for financial gain;
- Building works will affect my existing Magnolia tree.

Assessment:

The proposed extension will be very close to the boundary with the adjoining attached property, no. 10. However, it is considered that the impact of the extension to that property will not be harmful, given that both the properties

have an original small extension, some 2.5m deep, at the adjoining section i.e. next to the boundary. The extension would project 3.5m beyond that projection, which would comply with the Council's DM Standard for residential extensions. Furthermore, the projection on the boundary is understood to not contain any habitable accommodation. Any loss of light or outlook to that property is thereby minimal.

The other neighbouring property, no. 6, has an existing window in the side elevation of their bungalow, which directly overlooks the rear garden of the application site, but the separation distance between the side elevation of no. 6 and the side elevation of the proposal, is some 5m distant, thereby, there will be no serious harm to no 6 from the proposal with regards to residential amenity.

Further, the proposal will be no deeper than the existing rear of no. 6 thereby further minimizing its impact onto that property.

No windows are shown within the side elevations of the new extension, thereby there will be no overlooking to the side neighbouring properties. However, there will be a new side window on the host dwelling which will serve the existing bedroom, and as a bedroom, it would be unreasonable for this window to be obscure glass. As the new side bedroom window will be in the host dwelling, it will not be directly overlooking the bedroom window at no. 6, which is positioned behind no. 8, i.e. overlooking the garden land of no. 8

The proposal will be positioned to the north of no. 6 thereby there will not be material overshadowing no. 6. It is to the south of no.10, and there will be some overshadowing but as the main of the extension will be beyond the existing small extension, it is considered that the overshadowing will not be significant to the neighbour.

No. 19 Chester Avenue is an adjoining property to the rear, but they are positioned over 20m from the rear of the application site, therefore the proposal will not materially affect that property.

Points raised by the objectors with regard to devaluation of property; noise from potential occupants; constructing a first floor onto a bungalow; inconsideration to neighbours; not wanting flats; increase in number of bedrooms; building over waste pipe; development for financial gain; and possible effect on a Magnolia tree, may in themselves be valid concerns to the authors of the letters, they are though either not material planning considerations or not relevant to this type of application.

It is thereby considered that the proposal, in planning terms, is an acceptable form of development not resulting in a material loss of residential or visual amenities to the neighbouring properties, or the character of the locality in general.

Recommendation:

PRIOR APPROVAL REQUIRED AND GRANTED subject to Conditions:-

1. Drawing Numbers
2. Time limit
3. Matching materials
4. No windows in flank elevations of extension

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

Case Officer: Eve Hearsey Date: 29.09.202

Authorised by: Peter Barnett Date: 30 September 2022