Development Management - Delegated Officer Report

Application Number: AWDM/1067/22 Recommendation – APPROVE

Site: 1 Winston Road, Lancing, BN15 8SL

Proposal: Single storey side extension

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on east side of Winston Road, and is a detached, chalet bungalow, with flat roof dormers facing forward to the road. The property sits quite tightly on the site as it is siding onto the street. The roof is visual quite prominent in the street scene, as the dwelling is on a corner site.

Vehicular access to the site is from a side road section of Winston Road, and has on-site parking at this point too, plus the entrance to the property.

Many of the properties in the immediate area fit tightly onto their sites, and many have also been extended in some form.

Winston Road is also one of the main roads into Lancing Business Park.

Proposal:

This application seeks planning permission to:-

- Provide a single storey side extension to the east side of the dwelling, measuring approx. 12.2m long x 2.5m wide. The front pitched roof section will be approx. 3.8m high, whilst the rear flat roof section, excluding the rooflights, will be approx. 2.5m high

Relevant History:

AWDM/0533/20 Demolition of existing dwelling and construction of 2no. 4 bedroom semi-detached dwellings with associated parking and bin store
Refused 20.07 2020

Representations: Lancing Parish Council: No objection

Consultations: None

Relevant Planning Policies and Guidance

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

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The proposed extension will be to the east elevation of the host dwelling, sited between the dwelling and the boundary with no. 8 West End Way, which sits on higher ground. The position of the proposal would also be the furthest from the streetscene, and in consequence will not be readily visible from Winston Road.

As the extension will be sited behind the fence, it will not result in any unacceptable harm to no. 8 West End Way.

The rear boundary of no. 4 West End Way also has a contiguous boundary with the application site, but because of its higher position and the oblique angle to the proposal, it is not considered that the proposal would have a negative impact onto this property.

Recommendation

APPROVE Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 29.11.2022

Authorised by: Peter Barnett Date: 29 November 2022