Development Management - Delegated Officer Report

Application Number: AWDM/0613/22 Recommendation – APPROVE

Site: 15 Gordon Road, Lancing, BN15 9LP

Proposal: Single storey rear and side extensions and relocation of porch

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 site lies on a corner site to the south side of Gordon Road, Lancing and is a detached, hipped roof bungalow. The property fronts Gordon Road, but sides onto Elms Drive, and there is an alleyway directly behind the property which is a straight run from Elms Drive through to Boundstone Lane. This alleyway is one of a series of alleyways which start at Garden Close to the west, and ultimately leads to Culver Road to the east.

No. 15 has an existing side garage extension, a rear conservatory extension, and a small side (east) porch extension.

The character of the street and area is one of bungalows, many of which have been extended in some form, plus, a few have roof dormers.

Proposal:

This application seeks planning permission for:-

- A wrap around side (west) and rear (south) extension measuring some 2m wide (side) x 8.3m long (side) & the rear approx. 4m deep x 7m wide x approx. 2.75m high (3.2m to the top of the roof lantern)
- An east side, flat roof extension shown on the plans to measure 3.5m wide and measuring to be approx. 2.3m deep x 2.5m high

Consultations: Lancing Parish Council: No comment

Representations: None received

Relevant History: 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 locality.

Visual & Residential Amenity:

The property is on a corner site and thereby is visible from 2no. roads, both Gordon Road, and Elms Drive. The original, wall of the detached bungalow is set away from its west boundary with no. 12a by approx. 2.7m and from its east boundary with Elms Drive, by some 6.7m.

The wrap around extension is actually 2no. extensions, 1no. on the side and 1no. on the rear, leaving a square shaped space between these two extensions. However, the flat roof sails over this space, and provides a covered area underneath.

The side wall of the neighbour to the west, no. 12a Gordon Road is some 2m from the mutual boundary with the application site, making an overall distance of some 3m between it and the side extension, and although the proposed use of the extension is a utility room, the window is shown to be obscure glazed, thereby it will not result in any overlooking to no.12a. The roof height of the proposal is less than 3m is also not considered to result in any material overshadowing of no. 12A.

The property to the rear, no. 35 Elms Drive, is approx. 18m distant, and thereby will not be materially affected by the proposal.

The side porch extension will be seen from both the roads to the front and to the side, but the design is a simple one and will not be out of keeping with the existing bungalow or the street scene. Indeed, the design of the whole, will not be out of character with the area.

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: 22.06.2022

Authorised by: Peter Barnett Date: 23 June 2022