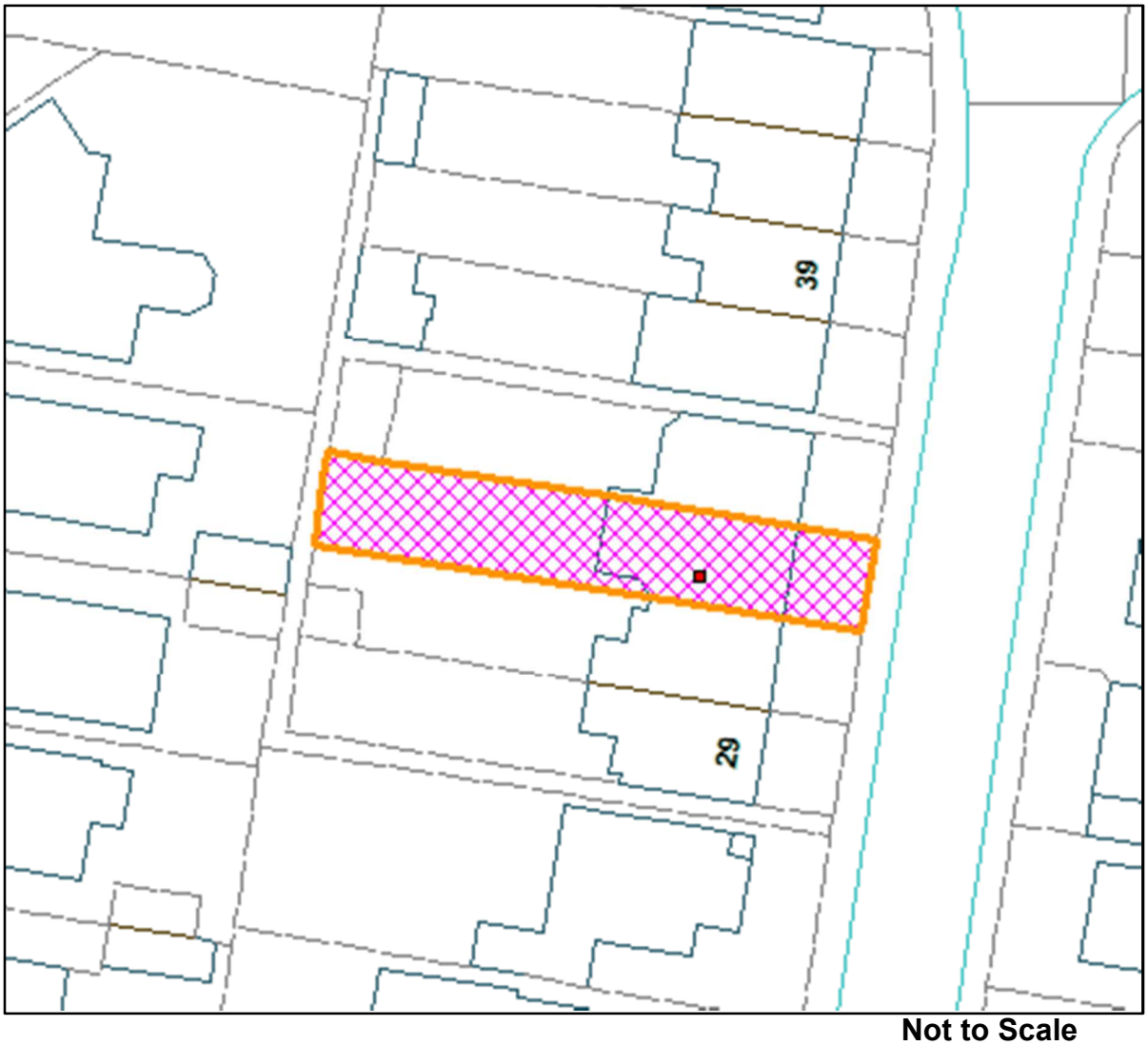
Application Number:	**AWDM/0692/23**	**Recommendation - REFUSE**
Site:	**33 Kings Road, Lancing**	
Proposal:	**Proposed single storey rear (West) extension.**	
Applicant:	Ms Jennifer Light	Ward: Widewater
Agent:	Mr Ryan Godfrey	
Case Officer:	Jason Albon	



Not to Scale

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Proposal, Site and Surroundings

The property which is the subject of this application is situated on the westerly side of Kings Road within a residential area of Lancing. The property is a mid-terraced two-storey dwelling comprising white render to front, a tiled roof with front gable above the protruding bay window section to the southerly facade, a pitched front porch canopy, along with white UPVC openings. By contrast, the rear elevation comprises predominantly white painted brickwork and has a varied depth with the northerly side extending into the garden deeper. A lean-to projects from the recessed southerly side with extending corrugated canopy and a facing brick single-storey extension projects to the northerly side deeper into the garden, aligning with the corrugated canopy.

The rear garden is moderately wide but extends relatively deep. It comprises a grass area to front and patio extending to the rear, a shed is positioned centrally and abuts the boundary to the south, and a moderate amount of vegetation borders the boundaries. The fenceline to the boundary with No. 31 Kings Road to the south is notably shallower than the boundary with No. 35 Kings Road to the north. These adjacent properties are mirrored copies of the application property and have virtually the same footprint and plot size. No. 31 to the south has a similarly recessed area to the shared boundary (this neighbours northerly side) where-as No. 35 to the north has a rear projection that aligns with the application property's northerly rear extension.

Permission is sought for the demolition of the existing lean-to and single-storey extension to the rear and the construction of a replacement single-storey rear extension. The extension would comprise facing brick elevations, a flat roof with parapet, rear facing aluminium bi-fold doors, and 1no. roof light. The extension would measure approximately 5.65m at maximum depth, span the entire width of the dwelling (approximately 5.75m), and have a parapet height of approximately 3.3m, stepping down to a flat roof height of 3m.

The proposed extension is required to remodel and adapt the property to meet the needs of the disabled applicant.

Relevant Planning History: None.

Consultations:

Lancing Parish Council: supports the application.

Representations

1 comment has been made by the occupant of the attached property to the south No. 31 Kings Road objecting to the proposal on grounds relating to loss of amenity.

The neighbour commented:

'I am concerned about the impact the height of the extension will have on the light within my dining room/kitchen. This may also impact the property's value for future buyers.'

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 (July 2021)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

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 character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual amenity

The proposed extension would not be visible from the public realm by virtue of its siting to the rear of the property behind the terraced row. Therefore, it would not have a detrimental impact on the street scene. The proposed facing brick elevations and flat roof with parapet would not significantly detract from the existing character of the dwelling and surrounding area; this material and form already exists to this elevation and the rear elevations of properties along the terraced row and wider area. Rear extensions/conservatories along this section of Kings Road are common, albeit they are of a comparatively smaller scale than what is being proposed here. The property would still enjoy a reasonably sized garden without appearing cramped, owing to its depth. The proposal is supportable on visual amenity grounds.

Residential amenity

The most affected properties would be the attached neighbours to the north (No. 35) and south (No. 31).

To the northerly side, the proposed extension would project an additional approximately 1.95m from No. 35's rear projection, which would adjoin the proposed extension at the shared boundary. The proposed extension would also be approximately 0.8m taller than the existing utility/ WC at this boundary, and would also exceed the height of No. 35's rear projection by approximately 0.3m. The extension would be noticeable from this property and would appear rather utilitarian in form and heavy massing by virtue of the materials proposed. Notwithstanding, given the circumstance of the application, coupled with the acceptable depth from the furthest part of the rear building line of No. 35 (1.95m), which complies with the Councils DM standard for a dwelling within this context, it is not considered that there would be any significant harm to the occupiers of No.35.

Although the extension projects at the same depth to the south, No. 31 does not benefit from having an existing rear projection to offer screening from the proposed extension. Subsequently, No. 31 would bear the full impact of the extension which would abut the shared boundary and extend at a maximum depth of approximately 5.65m beyond the rear building line of this neighbour. The rear elevation of No.31 has a small rear living room extension and a utility room which extends deeper from the kitchen area to the opposite side of the elevation (southerly). As in the situation for the application property's living room, the living room of No. 31 is in a recessed position. The current living room therefore does not receive much light. The proposed extension would exacerbate this issue and would result in an unacceptable loss of light for No. 31.

The proposed extension would span the entire width of the application property and have a maximum height of 3.3m. It is considered that this would also give rise to an overbearing and intrusive form of development when viewed from No. 31, detrimentally impacting the living conditions of the occupant(s). It should also be noted that the depth of the extension would exceed what is advised in the Council's Development Management Standards for a dwelling within this context by approximately 2.15m. In view of the above, your Officers are minded to refuse the application on residential amenity grounds given its failure to comply with policy and the material harm on No. 31.

Your Officers had sought to negotiate a reduction in the overall length of the extension but this was rejected by the agent who reiterated the importance of achieving the full additional space to ensure free movement of a wheelchair and logical placement of furniture in an accessible layout.

The personal circumstances of the applicant can be a relevant consideration albeit Members will be aware that the planning permission runs with the land not the applicant. In this case your Officers accept the need to extend the property to improve accessibility as the internal living area is currently inadequate for a disabled person. There is therefore an urgent need for additional functional space but the overall depth of the extension is considered unacceptable given the impact on the adjoining property.

While there is much sympathy with the applicant's needs, it is not considered that an extension whose depth significantly exceeds the Council's standard and would result in harm to the neighbour's light and outlook, can be supported.

Recommendation

REFUSE permission for the following reason:

The proposed extension by virtue of its depth and height along the shared boundary with No. 31 to the south would adversely affect the amenities of the occupant(s) by way of an overbearing and overshadowing impact. The proposal therefore fails to comply with policy 15 of the Adur District Local Plan 2017 and guidance contained within Development Management Standard Number 2, 'Extensions and Alterations to Dwellings'.

7 August 2023

Local Government Act 1972
Background Papers:

As referred to in individual application reports

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