Development Management - Delegated Officer Report

Application Number: AWDM/1600/18 Recommendation – APPROVE

Site: 80 Wembley Avenue, Lancing, BN15 9JY

Proposal: Single storey rear extension.

Date of site visit: 23.11.2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is positioned on the west side of Wembley Avenue and is a two storey detached dwelling with an existing side extension close to the north boundary with no. 78, and protrudes behind the original rear elevational wall of the dwelling. The street scene comprises many detached dwellings

The application seeks permission for a single storey rear extension which will attach to the existing rear section of the garage extension and extend behind it further to the rear. The extension will measure some 6.14m in width and 2.6m to the eaves, and be 4m out from the rear wall of the dwelling; and will be a dining room extension off the existing kitchen.

Representations:
Lancing Parish Council : No objections

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 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

The proposed extension is to the rear of the dwelling, will be off the existing kitchen and be a dining room. It will link to the existing rear section of the garage extension,

and protrude further into the garden area. It will be in line with the existing side wall of the dwelling. It will have French doors and side windows onto the garden side and a window facing towards the neighbouring property, no. 82. This side window will be obscure glazed and fixed below the fanlights.

Although the proposed French doors and windows at the rear in the extension do not match the rest of the house, the design of the extension will not be out of keeping with the existing dwelling.

Residential amenity

The neighbouring properties that could be affected by the proposed extension are the direct neighbours no.'s 78 and 80 Wembley Avenue, together with the contiguous property to the rear no. 27 Freshfields Close.

No. 27 Freshfields Close is a bungalow, but at 25m between the rear of the proposed new extension and the rear boundary, it will not be affected.

The boundary to no. 78 Wembley Avenue is some 5m distant and thereby the dwelling will not be materially affected by the proposed extension.

The closest property to the proposal is no. 82 Wembley Avenue, with the side of the extension being some 1.5m from the side boundary. It is at the same position as the existing dwelling in relation to the neighbouring property. There is a brick wall as a boundary with wave top trellising up to approx. 1.6m in height. No. 82 has a rear conservatory with the side elevation being in line with the side of the dwelling, thereby making the distance between the side of the proposed extension and the side of the neighbouring conservatory approx. 4m. Further, the side window on the proposed extension will start towards the rear of the neighbouring conservatory, and it will be obscure glazed and fixed below the opening fanlight. It is thereby considered that the 4m distance coupled with the position of the obscure glazed window, will not result in unacceptable harm to the existing residential amenities of the neighbouring property.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. The window in the south s/w elevation will be obscure glazed and fixed below the fanlight.

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

Informative:-

1. Approved following amendment

Case Officer: Eve Hearsey Date: 15.01.2019

Authorised by: Peter Barnett Date: 15 January 2019