Development Management - Delegated Officer Report

Application Number: AWDM/2002/21 Recommendation – APPROVE

Site: 19 Finches Close, Lancing, BN15 8PP

Proposal: Single storey rear extension

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a situated on the east side of Finches Close and is a detached, brick faced bungalow with an existing conservatory type rear extension, and a garage situated at the end of the drive abutting the side boundary and positioned close to the rear boundary. There is a side gate positioned between the existing rear extension and the existing garage. The rear garden is on lower ground.

The street scene comprises predominantly detached bungalows, but two storey dwellings exist further along the road.

Most properties within the locality have undertaken ground floor extensions and or dormer extensions.

Proposal:

The application seeks permission to:-

- Replace the existing conservatory with a larger, brick faced, flat roof extension
- The replacement extension will measure some 6m wide x 2.5m deep x 3m high

Representations: Lancing Parish Council: No comment

Letter from 21 Finches Close request a copy of the plans to view

Consultations: None

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 2019

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 surrounding area.

Visual and Residential Amenities

The proposed rear extension will not be readily viewed from the street as it is to the rear of the property and it will not protrude outside of the existing side elevation of the bungalow (although the flat roof will protrude beyond the existing side roofslope slightly and may be glimpsed from the front).

The existing rear conservatory measures some 4m wide x 1.7m deep which will mean that the proposal will only be approx. 800mm deeper and 2m wider than the existing conservatory. It is considered that this increase will not detrimentally affect the existing visual amenities of the neighbouring properties either side, i.e. no.'s 17 or 21. No 21 is set forward and at an angle to the site with the rear north east corner of their garage extension positioned very close to the boundary with the application site. But that corner is also forward of the proposal. It is considered that the modest proposal will not result in any harm to that neighbour's existing residential amenities, and at some 15 metres from the rear contiguous property, no. 37 The Crescent, it is not considered to result in any unacceptable harm to that property either.

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: 30.12.2021

Authorised by: Peter Barnett Date: 31 December 2021