Expiry Date - 23/11/2022

Development Control – Delegated Officer Report

Application Number: AWDM/1583/22 Recommendation – APPROVE

Site: 4 Greenoaks Lancing West Sussex BN15 0HN

Proposal: Ground floor side extension with pitched roof and replacement of rear extension roof

Neighbours checked: Y

Additional neighbour notifications: **N**

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow located on the southern side of Greenoaks. There is a detached outbuilding located to the rear/side of the property that runs along the boundary wall/fence on the western side. To the rear is a single storey rear extension that is set away from the eastern boundary by 0.6m.

The adjoining house at No. 2 is a semi-detached property which is set away from the shared boundary by 3.2m. There is a dormer window in the roof slope and a detached garage which is sited forward of the garage at no. 4. The property at No. 6 is semi-detached with a single storey rear extension which is set away from the shared boundary.

The surrounding area is residential with mainly semi-detached houses.

The proposal is for a single storey side extension which will measure 6.6m in depth, 4.1m wide and 4.4m high with a part pitched part flat roof. To the rear the existing extension will have a part pitched part flat roof with 2 roof lights that will increase the height to 3m.

Relevant Planning History:

None.

Consultations:

The highways department were notified of the proposal and have made the following observations:

This application is for the erection of a ground floor extension and replacement of rear extension roof. The site is located on Greenoaks, an unclassified residential road subject to a speed restriction of 30 mph.

From inspection of the plans, the proposed extension will provide enlarged kitchen and living space on the ground floor. Considering this, the LHA does not anticipate that the proposals would give rise to material intensification of movements to or from the site. Access and parking arrangements will remain as existing.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Representations:

There were 5 adjoining occupying properties notified of this application. At the time of writing this report no representations have been received.

Relevant Planning Policies

Adur Local Plan 2017 – Policy 15 – Quality of the Built Environment and

Public Realm, Policy 18 – Sustainable Design Policy 28 – Transport and

Connectivity.

'Supplementary Planning Guidance Development Management Standard

No.2 'Extensions and Alterations to Dwellings''.

National Planning Policy Framework (February 2019)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposal is for a single storey side extension that will be seen from the front and alterations to the roof of the existing extension to the rear, this will also be seen from the street. In considering the side extension and changes to the rear roof of the single storey extension it will be designed with a roof slope that is subsidiary in scale and form to the host dwelling with matching materials that will enhance its appearance. It is considered that the proposal will not detract from the appearance of the dwelling, the character of the neighbouring properties or be a dominant feature of the street scene.

Residential Amenity

The proposal is for a single storey side extension that will be set away from the west boundary of no. 2 by 1.5m. Given the siting of the property at no. 2 and the distance that the side extension is from the boundary it is considered that the proposal by way of its size, design and siting it would not have an overbearing impact on the residential amenities of the adjoining occupiers at no.2. The proposal includes alterations to the existing roof of the rear extension. The roof would be increased to 3m with a part pitched part flat roof. This extended part is in line with the extension at no. 6 and both extensions have been set away from the shared boundary by 0.6m. It is considered that there would be no adverse impact on the character of the property or the residential amenities of the adjoining occupier as the result of the proposal.

The proposal would not cause an unacceptable level of overshadowing or loss of light or affect the privacy of the adjoining occupiers due to the siting and design of the proposal and any windows or doors face into the garden area of the subject property.

It is considered that the proposal by way of its design and siting would not have a detrimental impact on the amenities of the adjoining occupiers.

Highways and Parking

The parking arrangements to the front of the property remain unchanged and are not a consideration of this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Matching materials

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: J. Price Date: 1/12/22

Authorised by: Peter Barnett Date: 1 December 2022