Expiry Date - 07/06/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0428/23 Recommendation – APPROVE

Site: 9 Widewater Close Lancing West Sussex BN15 8LA

Proposal: Single storey extension to East and West elevations, existing bay windows removed

Date of site visit: 15/05/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on an anomalous plot to the west of Widewater Close. Widewater Close is a cul-de-sac to the north of the busy coastal A road (Brighton Road/ A259). The property is a detached bungalow comprising white painted pebbledash elevations, a plain tiled roof hipped roof, and white UPVC openings. The property features bay windows to the east, west and south elevations and a stepped down adjoining utility room to the north. The garden of the property encompasses the dwelling and is accessible via wooden gates to the north-east and south-east of the plot, leading onto Widewater Close. To the east of the property behind a hedgerow and wall boundary there is a uniform row of terrace houses of a modest plot size (No. 6-8). To the west of the property behind a high boundary fence is No. 419 Cedars off Brighton Road which is of a similar footprint, layout, and plot size as the application property. There is no distinct street pattern along Widewater Close and properties are of a varying form, massing, design, orientation and footprint.

The site is located within Flood Zone 3.

Proposal:

Permission is sought to demolish the existing bay windows and to construct single-storey pitched roof extensions to the east and west elevations.

The extension to the east elevation would project approximately 1m in replacement of the bay window to be demolished and would have a width of approximately 4.2m. 1No. east facing window is proposed. The extension to the west elevation would project aligned with the southerly elevation by approximately 2.15m and would have a width of approximately 4.75m. 1No. west facing window and north facing doors are proposed. Other alterations include the replacement of the windows of the utility room at the north

elevation with doors, the blocking up of the existing door to the west elevation of the utility room and 1No. window to the east elevation, the insertion of windows to the west and south elevations where the bay windows have been demolished, and the removal of the chimney.

The use of matching materials is proposed.

Representations: None received.

Consultations:

Lancing Parish Council: Neutral. Flood risk concerns to be deferred to officer.

Relevant Planning History: None**.**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 36
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 character and appearance of the surrounding area, the effects on the amenities of neighbouring residential occupiers, and whether flooding concerns have been addressed.

Visual Amenity

The proposed extensions would not be readily visible from public areas owing to their projection from the hidden side elevations of the property. They would therefore pose no impact to the street scene. The footprint of the dwelling as a result of the proposed extensions would only modestly exceed the existing dwellings footprint. Moreover, the ridge heights of the extensions would be at the same height and at a significantly lesser height than the existing ridge of the original dwelling. The eaves of the extension would align with the eaves of the original dwelling. The layout, proportion, and massing of the proposed extensions are therefore considered acceptable. The proposed extensions would be comprised of matching materials which respect the property. It is considered that the proposed development would not pose an unacceptable

impact to the visual amenities of the area by virtue of its design and overall scale when read within this context.

Residential Amenity

The extension to the east elevation would project a similar depth as the existing bay window in this location. Whilst the presence of this extension would affect the outlook of the side windows at No. 6 Widewater Close owing to its pitched roof, this is not considered to be to an unacceptable degree by virtue of the extension's overall modest scale at a sufficient distance to this neighbour. Although the extension to the west elevation would be of a larger scale than the east elevation, and projects a moderate distance into the garden towards the neighbour at No. 419 Cedars Brighton Road, it is considered that the extension remains of a modest scale relative to the context of the area and would leave a satisfactory 1m gap to the boundary with this neighbour. It is therefore considered that the proposed development would not give rise to an overbearing form of development or loss of light for neighbours. No direct overlooking of habitable rooms would occur as the proposed window faces the boundary fence and is beyond the front wall of No. 419.

Other

The applicant has demonstrated that the floor space created would be at the same level to the existing floor of the dwelling. The Council is satisfied that the proposal would have no adverse impacts for flood risk due to the minor nature of the works.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials

Informatives:-

1. 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

Expiry Date - 07/06/2023

Case Officer: Jason Albon Date: 05.06.2023

Authorised by: Peter Barnett Date: 6 June 2023