Expiry: 8/5

Development Management - Delegated Officer Report

Application Number: AWDM/0199/25 Recommendation – Grant

Site: 11 George V Avenue, Lancing

Proposal: Retention of porch (retrospective application).

Date of site visit: 25/4

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached bungalow on the west side of George V Avenue. As built these bungalows have projecting front additions with recessed centralised entrances. The street and those around are characterised by bungalows of varying designs with many similar pairs to the application site and its neighbour.

The site is in Flood zone 3 but is not known to be at risk of surface water flooding. It not in a conservation and is not a listed building. There are no TPO's on the site.

Permission is sought to retain a porch recently completed. The porch measures 3.3 metres in depth, is 2.4 metres wide and has a maximum height of 2.9 metres. Its eaves height matches that of the existing bungalow.

Relevant Planning History

None.

Consultations

None.

Representations

Owner of No. 9 objects as follows:

- Loss of light to hallway and living room. This is evidenced by the fact that the extension itself has a rooflight.
- Sense of enclosure, overshadowing and compromised safety to No. 9
- Box like appearance changes the original design and character of the properties.
- Existing door, windows and some supporting brickwork removed. I understand calculation not submitted to Building Control.
- Fewer than 50% of properties have had porches and only 5 have near comparable ones.

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- Approved extension at 21 mitigated, to an extent by extension at 23.
- Extension at 22 does not have permission and was refused in 1990.
- Extensions at 25 and 27 do not have permission.
- The building works continued despite the applicants knowing they needed permission. Building without permission could become commonplace.
- In the absence of Building \control approval is the structural integrity of No. 9 assured?
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Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves 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.

Residential amenity

No. 9 has its original entrance including front door with side windows. It also has a window in the side wall of its forward projection. The door and side window light the hallways of these properties and to an extent a living room further back into the properties behind internal vestibule doors.

The extension is to the north of No. 9 and does not obstruct sunlight. Daylight may be being impacted but as these windows are not to primary habitable rooms it is not considered that the harm is so significant that a refusal can be justified.

Structural stability or potential damage to neighbouring properties are not matters for planning.

Visual amenity

There are many similar examples of front extensions in this road and nearby. The general character in this regard has been eroded. The most closely similar extension is a 2017 approval for a flat roofed extension at No. 21. This extension is deeper and taller than the extension now applied for. It is also due south of its semi detached neighbour so will be having a greater impact.

The extension erected at No. 11 is well designed being recessed from the front wall with a matching eaves line, continuing the barge board detail from

the front around it. It has decorative steps up to the front door. It is shortly to be painted off white and so will reflect some light back towards No. 9.

Flood Risk/Drainage

Being in zone 3 the applicant has submitted the EA's standing advice form to confirm internal floor levels will be as existing.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. No side windows

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

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.

Case Officer:	MOK	Date: 29/4/25
Authorised by:	Peter Barnett	Date: 29 April 2025