Development Management - Delegated Officer Report

Application Number: AWDM/0309/22 Recommendation – APPROVE

Site: 35 Crabtree Lane, West Sussex

Proposal: Single storey side extension with decking and pergola to the rear.

Date of site visit: 5th April 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling house fronting Crabtree Lane with Annweir Avenue to the west, a corner plot with a front and rear garden, driveway and garage building to the rear. There is a shed adjacent to the side of the house and a small lean to side extension.

Consent is sought for a single storey side extension with sloping roof finished in black cladding with a slate roof. Also proposed is rear decking with a timber pergola across the rear elevation. Amended plans have been received following concerns from Officers that the side extension was proportionally too large and prominent on the corner. The extension has been reduced in width and an increased set back is shown.

Lancing Parish Council: - No comment

Representations

None received

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The side and rear extensions will be clearly visible within the street scene from Annweir Avenue and Crabtree Lane. However on balance the proposals are considered to be acceptable as amended. The shed and single storey side extension to the side of the property will be removed; these are currently visible features in the street scene. The proposed extension is set back from the front of the house and considered to be subservient in scale and height. The use of the black cladding is unusual yet it complements the simplistic form of the extension and limited openings, particularly to the front elevation. The host dwelling is characterful and decorative in style and appearance. The extension does not seek to mimic or replicate any of the features which would result in a contrived appearance with poor proportions and an attempt to replicate origins features. The muted, contemporary approach is considered appropriate here and creates interest without drawing attention away from the main building. A condition is attached to limit any additional openings as this would harm the clean, simple appearance of the addition. As amended the extension can be supported.

The rear pergola and decking is a modest feature which will have no greater impact than a standard rear extension, it will be visible however it complements the building and contemporary side addition, the use of white render to the rear elevation will also contribute to the clean, contemporary addition.

Residential amenity

The side extension will be visible from neighbouring properties however due to its position it will not have any adverse impact upon adjacent occupiers in terms of loss of light, overbearing impact or loss of privacy.

The rear decking and pergola will be adjacent to the attached neighbouring property. They will extend by 2.9 metres in depth. There is a blank side wall of an adjacent extension which is built up to the boundary abutting the site. As the pergola does not exceed 3.5 metres beyond the rear of the existing, adjacent extension it is not considered that it will result in any loss of light or overbearing impact, it is also open, unlike an extension and light will therefore pass through the structure. The decking will not result in significant increase in ground level so there will be no unneighbourly impact in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved plans.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 28th April 2022

Authorised by: Peter Barnett Date: 28 April 2022