Development Management - Delegated Officer Report

Application Number: AWDM/0263/22 Recommendation – APPROVE

Site: 43 Elms Drive, Lancing, West Sussex

Proposal: Single storey side/rear extension; front dormer and rear dormer and hip to gable extension.

Date of site visit: 5th April 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached, hipped roof bungalow within a street of similar properties. There is an existing flat roof extension to the rear with conservatory attached and a garage to the side, rear. There is a front garden and driveway to the side. Consent was originally sought to add a front and wrap around dormer to theside/ rear and rear single storey extension. It is proposed that the existing conservatory and garage would be removed.

Officers considered that the wrap around dormer could not be supported and that a front and rear dormer smaller in scale should be submitted. A front and rear flat roof dormer are now proposed together with a hip to gable extension. The extension is wider than the existing bungalow with a small section to the north side. It will extend slightly beyond the rear of the former conservatory and partially infill the site of the former garage.

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 hip to gable extension and front dormer will be clearly visible within the street scene. There are other examples of hip to gable extensions and front and rear dormers within the street scene; this development will not be harmful to the character and appearance of the area. The applicant's agent referred to 63 Elms Drive - AWDM/1878/20 and 65 Elms Drive - AWDM/0822/18 which had consent for front and rear dormers, similar in scale or larger to those permitted here.

The rear extension straddling the side of the bungalow will be visible within the street scene however it is set back from the highway and narrow in scale. On balance this is therefore acceptable. The extension to the rear is large in footprint however much of this is currently covered by existing extensions and the detached garage. It is therefore not considered to be overdevelopment in this case there is ample amenity space available.

Materials are to match existing.

Residential amenity

The main properties to be affected are those either side of the site. To the south is the attached dwelling which has a rear single storey extension which abuts the existing flat roof extension at the application site. The proposed extension will be set away from the boundary with this property projecting in a similar position to the former conservatory. Due to the step away from the boundary there will be no loss of light or overbearing impact to the adjacent occupiers.

To the north there is a neighbouring garage adjacent to the boundary which will offer some screening to the proposed extension. Due to the distance from the rear and side of the neighbouring property and the removal of the existing buildings on site it is not considered that there will be any harm in this case. The extensions will not result in any loss of light or overbearing impact to a significant degree. The rear dormer will overlook adjacent rear gardens however a dormer could be built under permitted development which would result in the same impact therefore a refusal could not be warranted on this ground. There is a side window in the gable which is labelled on the plans as obscurely glazed and a condition will be attached to ensure that this is the case to avoid any overlooking.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on the side elevations first floor side gable window obscurely glazed.
5.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 29th April 2022

Authorised by: Peter Barnett Date: 29 April 2022