Development Management - Delegated Officer Report

Application Number: AWDM/1394/20 Recommendation – APPROVE

Site: 32 Greet Road, Lancing

Proposal: Single storey rear extension

Date of site visit: No site visit use of Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi-detached bungalow within a street of similar properties. There is an existing solid utility extension to the rear of the bungalow with an attached conservatory of a greater depth. Both are to be removed and a solid extension 4 metres in depth is proposed with a half hipped roof of matching brick and render finish in keeping with the existing bungalow. The position of the extension is to the north side of the rear elevation, away from the boundary with the attached bungalow. The extension will provide a living room and roof lights are proposed.

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 (February 2019)

Planning Assessment

Principle

The proposal comprises 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.

Visual amenity

The extension is to the rear of the bungalow, it is not visible within the street scene, it is modest in scale and is in keeping with the character of the existing bungalow and surrounding area, materials will match existing.

Residential amenity

The extension is adjacent to the boundary with the bungalow to the north, there is spacing between these properties and at 4 metres in depth the extension will not be overbearing or result in any significant loss of light. Privacy will be protected with a condition attached below to limit any windows on the north elevation.

To the south is the attached bungalow. There is a set in from the boundary and therefore the extension will not result in any recessed windows or loss of light or overbearing impact to the attached dwelling. Development Management Standards state that an extension of 3.5 metres in depth can be supported on the boundary of an attached dwelling. In this case the extension is set in from the boundary and is 4 metres in depth, therefore this proposal is acceptable. There is a proposed window on the southern, side elevation. This will face toward the side boundary with the attached bungalow. It is considered that due to the boundary treatment and the spacing between the extension and the boundary that this will not result in a loss of privacy that would warrant a refusal in this case. The proposed extension can therefore be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.

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

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: Hannah Barker Date: 21st October 2020

Authorised by: Peter Barnett Date: 21 October 2020