Development Management - Delegated Officer Report

Application Number: AWDM/0562/18 Recommendation – APPROVE

Site: 16 Greenoaks, Lancing, West Sussex

Proposal: Removal of existing conservatory and construction of single storey rear extension on same footprint.

Date of site visit: 29.05.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi-detached chalet bungalow within north Lancing. As existing the bungalow has a conservatory the full width of the rear elevation, there are steps leading down to the rear garden.

Consent is sought to remove the existing conservatory and erect a flat roof brick built extension the same depth and width, slightly lower with flat roof with roof lanterns.

Representations

None received

Lancing Parish Council:

No objection

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 (March 2012)

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 therefore not visible within the street scene. It is to replace the existing structure, it is not considered to

be overly large or out of scale with the existing dwelling. The flat roof design of the proposed extension will be lower than the existing pitched conservatory roof. Materials will be conditioned to match existing.

Residential amenity

The main property to be affected by the development is no. 18 the attached bungalow to the north. The window adjacent to the boundary is currently within a slight recess due to the existing conservatory and No.18's own shallow projection at the rear. There is therefore some loss of light due to the existing extension. On balance, in the light of the proposed extension being lower in height and to the same depth as the existing extension it is not considered that the proposed extension will create any greater, significant harm here. The solid side wall could also give rise to improved privacy here. A condition is attached to ensure that no openings are to be formed in either side elevation.

No. 14 to the south is at a lower level and has its own rear conservatory. It currently has a view of the obscurely glazed side elevation of the conservatory - this will become a solid side wall giving rise to improved privacy. The proposed extension is not considered to have any greater impact than existing. There is spacing between the properties therefore no loss of light or overbearing impact will occur here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No openings on north or south elevation.

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: 11th June 2018

Authorised by: Peter Barnett Date: 11 June 2018