Expiry Date: 01st March 2022

Development Management – Delegated Officer Report

Application Number: AWDM/1584/24 **Recommendation – APPROVE**

Site: **31 Burrell Avenue, Lancing, BN15 8QB**

Proposal: **Single storey side extension and conversion of garage to habitable room.**

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is positioned on a corner site with Burrell Avenue to the side and to the north of the site. The property is a semi-detached dwelling with an existing flat roof protrusion to the front of the property which is part of an integral garage. The main of the garage continues inside the dwelling. The front extension/integral garage adjoins the neighbouring front garage at no. 30. The area to the front of the garage is hardsurfaced for the parking of cars.

The side boundary wall is approx. 1.8m high and abuts the footpath and turns to abut the garage relating to the dwelling behind the application site.

Burrell Avenue comprises a mix of semi-detached and detached two storey dwellings, and detached bungalows. Many of the dwellings have undertaken rear extensions of some form.

The site is not a Listed Building or within a Conservation Area.

Proposal

The application proposes to:-

- Provide a single storey side mono pitch roof extension measuring 8.54m long at the section next to the dwelling and 6.51m long at the boundary to Burrell Avenue. Thereby creating an 'L' shaped extension;
- The width of the rear elevation will be 2.97m;
- The width of the front section of extension will be 1.9m;
- The height will be approx. 3.25m;
- 2no. rooflights within mono pitched roof;
- Glazed door within rear (east) elevation;
- New entrance door within side (south) elevation;
- Extension of existing side boundary wall;

- New door to front (west) elevation of extension;
- New window in front (west) elevation of extension;
- Removal of garage door and insertion of window in front (west) elevation of former garage.

Relevant Planning History: None

Consultations: WSCC Highways:

A single bay garage will be lost as part of the proposal. However, it should be noted that the existing garage does not meet the minimum internal specifications for single bay garages of 3m x 6m as outlined in Manual for Streets. Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate a modern sized car. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.

As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for one car.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF (paragraph 116), and that there are no transport grounds to resist the proposal.

Representations: Lancing Parish Council: Support

Relevant Planning Policies

Adur Local Plan Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No. 2 ‘Extensions and Alterations to Dwellings
National Planning Policy Framework 2024

Planning Assessment

There is no objection in principle to a side extension and conversion of the garage within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual & Residential Amenity

The proposed side extension will infill the gap between the existing dwelling and the side boundary wall abutting Burrell Avenue. The new side elevation wall will effectively become the new boundary. The height of the elevation abutting the pavement will be approx. 2.3m in height, which is not overly much higher than the existing boundary wall.

The extension as viewed from the street will have no windows in the side elevation, and a condition restricting windows on this elevation would seem reasonable.

The existing boundary wall to the front of the indented section of extension, will remain in place, thereby providing a partially enclosed small courtyard area.

The residential properties opposite the application site, no.'s 3, 4 and 5 Burrell Avenue, whilst they will be able to view the proposal, they are some 14m distant and thereby will not be materially affected by the extension, by reason of overlooking or overshadowing,

It is noted that other properties within the Avenue have converted their garages i.e. no. 23, 29 and have replaced the garage door with a window not dissimilar to the application site proposal. Further the WSCC Highways have raised no objections to the loss of the garage, as the internal space is not large enough to accommodate a modern car.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials
4. Windows

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 02.04.2025

Authorised by: Peter Barnett Date: 2 April 2025