Development Management – Delegated Officer Report

Application Number: AWDM/0051/23 Recommendation – APPROVE

Site: 13 Upper Boundstone Lane, Lancing, BN15 9QX

Proposal: Single storey side/rear extension

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 & Surroundings:

The application property is a detached chalet bungalow situated on the east side of Upper Boundstone Lane in Lancing. The chalet bungalow has a front and a rear dormer, together with rooflights. It also has a side conservatory type extension, and out buildings within the rear garden.

The Robert Woodard Academy School and Boundstone nursery school are situated on the west side of Upper Boundstone Lane, opposite the application site. Other than the schools, the street scene of the area comprises predominantly bungalows, many of which have been extended in some form.

The Proposal:

The application seeks permission to remove the existing side extension, and replace with:-

- Render finish single storey flat roof side extension measuring approx. 6.6m long x 2.6m wide x 3m high;
- An open covered extension to the front (west) of the extension (which will also replace the existing open front extension), measuring approx. 2.2m long x 2.6m wide x 3m high;
- Rear extension adjoining the side extension, measuring approx. 3.3m wide x 1.2m deep x 3m high.

Consultations: Lancing Parish Council: No comments received

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2021

Relevant Planning History:

L/161/86 Single storey side extension **Approved 01.10.1986**

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The side extension will be a replacement to an existing conservatory type extension of a very similar size, but will be marginally higher in a flat roof form. The extension is separated from the neighbours' extension at no. 12, but is not considered to result in overshadowing or overlooking of that property given that it is encircled by the flank wall of the host dwelling, and it is to the north of no. 12, thereby limiting any overshadowing. Further, as the replacement extension will be of a solid wall construction, as opposed to the glazed wall of the current structure, overlooking will be minimized. The French doors within the side extension will also be a reduced glazed product from the existing conservatory.

The side extension will thereby not result in any material harm to the existing residential or visual amenities of the neighbouring residential property, no. 12.

The open section of the extension, which is sited to the front (west) of the extension, will be a straight replacement to the existing open extension.

The rear extension will be a replacement to the existing nib extension on the chalet bungalow, and will not be seen from no. 12, and it is some distance from no. 14, and thereby will not result in any material harm to the existing residential amenities of no. 14 by way of residential or visual amenities.

Recommendation

APPROVE subject to the following condition(s)

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

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 23.02.2023

Authorised by: Peter Barnett Date: 23 February 2023