Development Control – Delegated Officer Report

Application Number: AWDM/0798/17 Recommendation – APPROVE

Site: 139 Kings Road, Lancing, BN15 8EQ

Proposal: Single storey extension

Date of site visit: 03.07.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached two storey dwelling located on the south side of Kings Road, Lancing. The property has been amended on the rear by a conservatory across the width of the dwelling and on the side front by a single storey extension. Topography of the site has a slight slope down from the road. There is a shallow rear garden

The street scene comprises a mix of house sizes and the property to the rear of the application site is a bungalow. Parking is at a premium in the street with one side of the road completely parked out. There is only just room for a car to pass the parked cars.

Proposal

Permission is sought for a single storey extension to the side. The rear part of the extension will replace part of the existing conservatory and will measure approx. 3.4m wide x 2.4m deep x 2.8m high. Forward of this flat roof section the extension will have a mono pitch roof, this part of the extension will measure approx. 9m long x 3m wide x 3.2m high (to the ridge) and 2.4m high to the eaves

Consultations:

Environmental Health: Precautionary contamination condition

Representations:

Lancing Parish Council: No objections

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan 2016: Policy 15
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The existing 2no. side extensions (garage and end of conservatory), come to approx. 800mm of the shared boundary to no. 137, the proposed extension seeks to provide one long extension to replace the existing ones, and bring it much closer to the boundary, the plans show the remaining distance between the extension and the side boundary as 300mm. The height of the side boundary is some 2m from the front to approx. the rear point of the existing house, the 1.8m from this point back into the garden. The neighbouring property no. 137, has a garage very close to the lower fence, which effectively takes the screening up to approx. 2m

The land levels from the front drive drop at the dwelling and continue to fall going into the garden, although only slight, this is enough that when the extension is constructed it will be lower than the pavement level to the front.

The eaves height of the extension is shown to be some 2.4m to the eaves this means that approx. 400mm of the extension will be viewed above the front section of the side fence. The extension roof is a mono pitch, and will rise to some 3.2m in height, which is the same height as the existing garages mono pitch section of its roof. The windows on the side elevation of no. 137 appear secondary windows and thereby there will be no unacceptable harm of the proposal onto no. 137

Residential Amenity

The proposed side extension will be closer to no. 137 than the existing extensions, but no. 137 has a garage and a glass house type structure close to the boundary together with the fact that there are only secondary windows on their side elevation, thereby it is not considered that the proposal will have any significantly greater impact onto the neighbour than what currently exists.

The extension will not protrude further to the rear than the existing conservatory, thereby will not have a greater impact onto the property to the rear.

The extension will not be readily viewed form the other half of the semi which is an extended bungalow, and front the street view the extension will be wider but otherwise be of similar dimensions to the existing garage.

In conclusion it is not considered that the proposal will demonstrably harm the existing residential amenities of neighbouring properties.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to match
4. No windows east side

Informative

1. Approved without amendments
2. Precautionary land contamination

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

Case Officer: Eve Hearsey Date: 19.07.2017

Authorised by: Jo Morin Date: 20.07.2017