Development Management – Delegated Officer Report

Application Number: AWDM/1550/23 Recommendation: APPROVE

Site: 16 Larkfield Close, Lancing, West Sussex

Proposal: Single storey rear extension and front porch

Date of Site Visit: Visited when considering previous application AWDM/0384/23

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey end of terrace property within a cul de sac of similar properties. Consent was sought under AWDM/0384/23 in July 2023 for ground and first floor rear extensions and front porch. The application was withdrawn following advice that officers could not support the application. It was considered that the proposal would have been out of character and harmful to the residential amenities of the adjacent occupiers.

The current proposal seeks consent for a single storey rear flat roof extension and a front porch with lean to roof. There is an existing flat roof single storey rear extension, it is proposed to build to the side of this extension to the same depth infilling the existing space. Materials to be used to match existing.

Representations: - 1 representation received from the owner/occupier of no. 16 Larkfield Close objecting on the following grounds: -

- The proposed rear extension is going to affect my privacy as it will overlook my kitchen/dining area window and also my bedroom.
- My house is south facing I have concern that the proposed rear extension is going to affect the light to the back of the house.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension is to the rear of the property therefore visible from neighbouring properties but not within the street scene. At single storey and no deeper than the existing extension it is a subservient addition in keeping with the character and appearance of the existing dwelling house.

The front porch replaces the existing flat roof storm shelter. It will differ in design from the original flat roof shelters which are visible on the adjacent properties. However there are other additions visible within the street with hipped and lean to roofs. Some are larger and differ in design and appearance. There is variation and therefore the proposed design in this case can be supported. It will not result in any harm.

Residential amenity

The dwelling is an end of terrace therefore the proposed rear extension will be adjacent to the rear boundary of a neighbouring dwelling. It will not be overbearing, or result in loss of privacy or light to any adjacent dwellings. An objection has been received from the owner/occupier of the dwelling to the north. There will be no proposed side windows which will face towards this property and at single storey level only there will be no significant loss of light or overbearing impact which would warrant a refusal in this case.

The site backs onto a garage and parking area and the proposed extension will be screened from the attached property by the existing rear extension.

The porch will be visible from neighbouring properties but due to its modest scale and distance from boundaries on either side there will be no adverse impact.

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 east elevation of the extensions.

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: 4th December 2023

Authorised by: Peter Barnett Date: 4 December 2023