Expiry Date – 25/1/19 eot 31/1

Development Control – Delegated Officer Report

Application Number: AWDM/0018/18 Recommendation – Grant

Site: 2 West Lane, Lancing

Proposal: Two storey side extension to North elevation and single storey rear extension to west elevation.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 19/12

Site and Surroundings

This application relates to a semi detached dwelling on the west side of West Lane where it meets the roundabout with Grover Avenue and Glebe Way. It is a 1950's red brick house with hipped roof and double height front bay. It has a flat roofed side addition, half width rear conservatory and large rear garden.

To the north of the site is a triangular grassed area of land 12 metres wide up to the roundabout. On the east side of West Lane are bungalows.

The site is not in a conservation area and nor is it listed. There are no protected trees on the site.

Proposal

Planning permission is sought to add a two storey side extension and single storey rear extension. The application has been revised since first submitted. The front wall has been brought forward by 565mm and the bay windows removed. It remains 3.925 metres in width and 800mm off the side boundary. The single storey rear extension has been reduced in depth from 4.5 to 4 metres. It is 3.2 metres in height with three domed rooflights.

Relevant Planning History

1999 – Rear conservatory. Granted.

Consultations

Lancing Parish Council: No objection.

Representations

Neighbour at No. 4 has written in support of the application.

Neighbour at No. 5 objects as follows:

1. Overdevelopment.
2. Increase in on street parking causing poor visibility at the roundabout.
3. Overlooking
4. Loss of light
5. Disturbance
6. A four bedroom family home is unsuitable in this area which is predominantly retired, elderly or disabled.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

Other two storey side extensions have been added to properties in the area including at 20 West Lane and 31 and 32 Fifth Avenue to the south. The side extension replaces a single storey addition. It leaves an 800mm gap to the side boundary, which abuts a wide triangular piece of common land. The site has a large rear garden and potential rear access off of Pemberton Close. This extension and the creation of a 4 bedroom family home will not be out of keeping in the area.

The revised proposal which brings the side extension forward conflicts with 'Development Management Standard No. 2 Extensions and Alterations to Dwellings' which advises that two storey side extensions should be set back from the frontage generally. However, in this case the extension is designed to replicate an extension approved and built at No. 20 and to 'book end' this side of the street. In these particular cases both properties adjoin open space and so the set back is not considered essential. The projection forward is modest and preferable to the bay windows originally proposed.

Neighbour amenity

The side extension will not be harmful to neighbour amenity. Neighbours at No. 5 are 30 metres away. They will not lose light or be overlooked. Otherwise the extension adjoins a wide expanse of grassed highway.

The rear extension has been reduced in depth to 4 metres, still in excess of 'Development Management Standard No. 2 - Extensions and Alterations to Dwellings'

which seeks a maximum depth of 3.5 metres. The neighbour at No. 4 is to the south and has a pergola addition on the common boundary in the position of this extension. It is not considered that the rear extension will be so harmful to neighbour amenity that it warrants refusal. The occupier at No. 4 has also written in in support of the application.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to match
4. No side windows - south

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? Yes

Case Officer signed:	MOK	Date: 29.1.19
Authorised and signed by:	Peter Barnett	Date: 29 January 2019