Development Management - Delegated Officer Report

Application Number: AWDM/1694/18 Recommendation – Approve

Site: 8 Greenoaks, Lancing, BN15 0HN

Proposal: Single storey side and rear extension to south and east elevation and roof dormer to front (west) elevation

Date of site visit: 25.02.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The property is a semi-detached dwelling positioned on the south east corner of Greenoaks. As a corner plot it has a narrowing front garden area and a widening rear garden. There is an existing rear (east) conservatory and flat roof rear dormer, and roof lights to the front elevation; and a side (south) porch extension. There is also a detached garage to the boundary with no. 6

The street comprises predominantly semi-detached bungalows, many with front dormers and many have existing rear extensions including dormers. The immediate neighbour no. 10 has a large rear conservatory and further rear extension, together with a rear and front dormer.

The application seeks permission to remove all the ground floor additions (including the garage), and replace with an 'L' shaped false pitch roof, ground floor extension along the side and rear of the bungalow; together with a flat roof front dormer.

The rear extension will protrude some 5m to the rear and be approx. 9.5m wide; the side extension will be some 3.3m deep and 9m wide; the front dormer measures to be approx. 3m wide x 1.5m high x 2m deep.

Relevant Planning History: None

Consultations: None

Representations:

Lancing Parish Council: No comment

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 (2019)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the character and appearance of the locality

Visual amenity

Currently, the former bungalow has roof lights to its front elevation; a side porch; and a garage to the side boundary, visually, the changes that will occur to the street scene will be the provision of a front dormer and a side pitched roof extension, with a gap of approx. 700mm to the side boundary with no. 6, which will all be in keeping with the street scene.

The side extension, taken together with the rear extension, will measure some 14m in total, will not result in unacceptable harm to either the neighbouring property no.6, or the street scene in general, particularly as the angle of the plot means that the site widens significantly, the widening means that the extension will thereby be further from the neighbouring property no. 6. The closest point of the side extension to no. 6 will be as stated above, approx. 700mm, and the gap at about 2m along from the front, will be approx. 2m. Ultimately, the gap to the boundary will be some 10m

The rear extension will be close to the boundary with no. 10, by approx. 250mm and the neighbours extension is reciprocally as close thereby making a gap of approx. 500mm, but the neighbouring extension is deeper than the proposed extension and thereby will not be overshadowed by the extension. The neighbouring extension currently has 2no. windows in its side elevation overlooking the application site, and one of these will be hidden from view, but it is considered that the main windows of the conservatory face east and the ones overlooking the application site are not the principal windows, and in any case the side windows appear to be opaque.

The front dormer will be of a similar size to its neighbouring dormer at no. 10, and will not be out of keeping within the street scene.

Residential amenity

The proposal will be sited an acceptable distance from its direct neighbours at no.'s 6 and 10 Greenoaks. The master bedroom window in the side elevation will be over 2m from the side boundary to no. 6 and more than 5 metres from the side wall of the dwelling itself, thereby not resulting in material overlooking to that neighbour.

The rear extension is shorter than the neighbouring property's extension at no. 10 and thereby will not result in a material adverse effect onto the existing residential amenities of that property.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows in side elevation facing no. 10

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

Informatives

1. Approved without amendment

Case Officer: Eve Hearsey Date: 01.03.2019

Authorised by: Peter Barnett Date: 1 March 2019