Development Management – Delegated Officer Report

Application Number: AWDM/0540/23 Recommendation: APPROVE

Site: 19 Firle Road, Lancing, West Sussex

Proposal: Proposed part lower ground floor/part ground floor rear extension with raised terrace.

Date of Site Visit: 23rd May 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a gabled roof bungalow with front projection and flat roof garage to the side. It is located on the south side of Firle Road within a street of bungalows and chalet bungalows of varying design and appearance with many alterations and additions having taken place. The ground levels drop from north to south with the bungalow appearing as single storey to the front and to the rear the garden is at a lower level, there is a lower ground floor store and study with raised platform to the rear of the property with steps down to the garden which is much lower. There is also a shed directly to the rear of the bungalow.

Consent is sought to remove the shed and the existing external raised platform. At the lower ground floor the study is to remain with a flat roof and alongside and to the same depth a lower ground floor store is proposed. On top of this a rear extension is proposed at ground floor to extend the existing living space to the rear. A rear terrace is proposed beyond this with privacy screens to either side, (amended plans have been received which show these increase to 1.8 metres in height.) The extension and the terrace combine to be inline with the existing lower ground floor study. The extension has flat roof design and materials to be used will match existing.

Consultations

Lancing Parish Council: Support the application

Representations: - None received.

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 proposed alterations and extensions will not be visible within the street scene, they are to the rear of the site. The changes provide a more cohesive development with the removal of the shed and raised platform. The extensions proposed are in line with the existing lower ground floor study. There are adjacent extensions and alterations to the rear of bungalows within the street scene and other examples of terraces and flat roof design. The extensions and alterations are subservient to the main dwelling.

Residential amenity

The main properties to be affected are those either side of the site. To the east there is a similar property with ground floor flat roof extension and rear dormer. Due to the existing study the proposed extension and terrace will be set in from this boundary. The privacy screen also reduces any significant, direct overlooking, this adjacent dwelling has a terrace with no screening so the proposal will improve privacy in this case.

Similarly to the west there is also a rear terrace which has no privacy screen, there will also be some spacing between the properties and due to the limited depth of the extension and terrace and the proposed screen this relationship is considered acceptable and can be supported.

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 east or west elevation of the extension.
5. Privacy screens

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 12th June 2023

Authorised by: Peter Barnett Date: 12 June 2023