Development Management - Delegated Officer Report

Application Number: AWDM/1545/15 Recommendation – Approve

Site: 63 Brighton Road, Lancing

Proposal: Part two-storey and part single-storey rear extension

Date of site visit: 17 November 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling fronting the western end of Beach Green. It has a flat roofed ground floor extension at the rear measuring 5.5m deep. It is proposed to construct a part two storey/part single storey rear extension on the eastern end of the building which will link with the existing ground floor extension. The two storey element will project 3.5m from the existing rear wall while the single storey extension will project a further 2m to line up with the end of the existing extension, thereby 'squaring off' the extension. The roof of the ground floor extension will be raised by approximately 0.2m, but this will remain below the height of the existing parapet on the west side.

Relevant site history

L/135/76 – Change of use from old people's home to private house – approved

Consultations

Lancing Parish Council: No objections

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The design of the proposed extension is in keeping with the character of the original building and is not considered to be out of scale. The property enjoys a reasonably large rear garden and it will not be significantly reduced as a result of this proposal.

Residential amenity

To the east, No.65 is a semi-detached house which currently projects further to the rear than the application property and which has a bay window at first floor at the rear. The proposed two storey extension will be approximately 2.5m from the side of No.65 and a 45 degree line drawn from the midpoint of the nearest ground floor window at No.65 suggests that there will not be a harmful loss of light or outlook to that property. A first floor side window is proposed but it is to be obscure glazed and non opening below 1.7m.

To the west, the site is adjoined by a block of 2 storey flats, the rear of which face the site. The two storey extension is to be constructed on the far end of the building in relation to the flats and will be approximately 9m from the rear windows of the nearest flat. At that distance, it is not considered that the extension will cause a serious loss of light or outlook for the occupiers of the flats. No side windows are proposed and all rear windows will face the applicant's garden directly, with only oblique views towards the flats, which is the same as the present relationship between these buildings.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. No windows or other openings in side walls of the extension other than approved
4. First floor side window to be obscure glazed
5. Permission relates to approved plans

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: Peter Barnett Date: 23 November 2015

Authorised by: Gary Peck Date: 26 November 2015