Development Management - Delegated Officer Report

Application Number: AWDM/0347/19 Recommendation – APPROVE

Site: 39 Hamilton Road, Lancing, BN15 9NR

Proposal: Demolition of existing garage, utility room and original rear outrigger and construction of single storey side and rear extension.

Date of site visit: 21.03.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings:

The site comprises a semi-detached bungalow with a side lean-to behind the garage and a small rear extension. The property is quite dated, and is currently being stripped out prior to modernization.

Many of the neighbouring bungalows have been extended by way of rear and or side extensions. Both neighbours have extended to the rear, with no. 41 having a larger extension than no. 37.

The proposal seeks permission to extend across virtually the whole of the rear of the bungalow and wrap around the side to the front of the property. The rear extension will measure some 3m in depth x approx. 10.5m wide. The side extension will measure approx. 10.9m long x 2.7m wide. The height of the extension will be approx. 3m.

Representations: Lancing Parish Council: No objection

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:

There is no objection in principle to the proposal which would extend the bungalow. The key concerns are the effects on neighbouring residential and visual amenities of the locality.

Visual amenity

The extension will be a single storey, flat roof 'L' shape across the rear and side of the bungalow, and will provide an open plan living/dining/kitchen at the rear together with an additional bedroom.

The side extension is onto the boundary and is stepped.

The side extension largely replaces the existing garage and its rear lean to type extension, both of which are onto the boundary with no. 37. No. 37 has a rear extension slightly deeper than the existing lean-to extension at the application site. The proposed extension will be some 3m longer than the existing lean-to.

The SPG on extensions and alterations recommends that rear extensions should be no more than 3.5m in order to safeguard the amenities of the neighbouring residential properties. The proposed wrap around extension extends 3m out from the existing dwellinghouse and thereby satisfies the SPG.

The side extension will be higher than the existing garage and lean-to but, as it is sited to the north of the neighbour, it is not considered to result in unacceptable overshadowing to that property, which has a side extension of a similar height to that proposed.

The rear extension will be sited approx. 500mm from the wall of the neighbouring properties extension at no. 41 which is considered a reasonable separation distance.

The rear garden is shallow at approx. 7.5m which is in keeping with its neighbouring properties. The 3m extension will reduce this depth down to approx. 4.5m which accords with the extended neighbouring properties.

Residential amenity:

The wrap around extension will not result in unacceptable loss of residential amenity to either of its neighbouring properties no.'s 37 and 41 particularly given that they have their own extension, with no. 41 being of a similar depth to that proposed.

The extension will be closer to the property at the rear no. 40 Greet Road which will be some 15m from the rear of the extension to the rear of the main wall of that property (11m to the rear of their conservatory). However, the proposed extension at approx. 3m in height will not result in unacceptable overlooking or overshadowing to that property given that the fence separating could be 2m in height, and that the rear property is to the east of the extension.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials to match existing
4. No windows in side elevations

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

Informative:-

1. Approved without amendments

Case Officer: Eve Hearsey Date: 14.05.2019

Authorised by: Peter Barnett Date: 14 May 2019