Development Management – Delegated Officer Report

Application Number: AWDM/2002/22 Recommendation – APPROVE

Site: 37 Addison Close, Lancing, BN15 9TD

Proposal: Single storey side/rear extension; front access ramp

Date of site visit: 24.03.2023 - Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site & Surroundings:

The application property is a two storey, semi-detached dwelling, positioned on raised land from the pavement. The land between it together with its neighbour no. 36, is hardsurfaced and set up as parking spaces for each of the dwellings. The street also has on-street parking. The dwelling is close to shops within the shopping centre of Lancing.

Some of the dwellings within the area have rear conservatory type extensions.

The Proposal:

The application seeks permission for a single storey wrap around extension to the rear and side of the dwelling.

- The rear extension will measure approx. 7.36m wide and is shown to be 2.88m deep at the boundary with no. 38; and 3.85m deep at the boundary with no. 36.

- The side extension section is shown to be 4.652m deep x 1.934m wide at the front.

- The height of the extensions will be approx. 3.1m

- The open porch/level platform area will have a mono pitch roof and a supporting post on its outside corner will measure approx. 1.75m deep x 1.95m wide x approx. 3.1m high

The side extension will become the entrance for wheelchair users, and the land is sloped from the pavement to a covered level landing area directly to the front of the new entrance door.

Consultations:

Env. Health Private Sector Housing: No objections

Representations:

Lancing Parish Council: Support this application

Objection: No.'s 36 and 38 Addison Close:

- The south east corner of the rear extension will come approximately 400mm into my rear garden;
- The west elevation will come over onto our property;
- Fences and patios will be lost from gardens and we will lose some of our garden;
- Satellite dish will have to be moved;
- Loss of light;
- No objection to the side extension and disabled access.

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Relevant Planning History:

L/81/91 Redevelopment with 78 two, three and four-bedroom dwellinghouses. **Approved 13.08.1991**

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the neighbouring properties and the locality in general, together with how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The small estate of houses in the town centre of Lancing is a relatively recent construction, some 30 years, and conditions 5 and 16 of that approval limited parking and extensions to the properties.

Condition 5: *"The houses shall not be occupied until the parking spaces and driveways shown on the amended layout plan have been provided in accordance with construction details to be submitted to and approved in writing by the LPA. The areas of land so provided shall not thereafter be used for any purpose other than parking/access or vehicles incidental to the use of the proposed houses."*

Condition 16: *"Notwithstanding the provisions of the T&CP GDO 1988 (or any Order amending or revoking and re-enacting that Order), the proposed dwellinghouses shall not be extended nor any building exceeding 10 cubic*

metres in volume erected within their curtilages without specific planning permission from the LPA on an application in that behalf."

There seems to have been a couple of conservatories constructed on the estate, but really nothing else. This application seeks a side/rear extension, with the side extension using the existing parking allocated space.

The rear extension is shown to be of a depth of 2.88m at the boundary with no. 38, this depth is in accordance with the Adur SPG Development Management Standard No.2 'Extensions and Alterations to Dwellings', and therefore is not considered to have any material effect onto the existing residential or visual amenities of that property.

However, the rear extension sails over the west boundary line to no. 38, and discussions with the agent have revealed that the applicant also owns no. 38, and it is the tenants that have written in to object to this situation. A site visit reveals that the occupant is not unhappy with the extension as such, but is concerned that damage could occur to her fencing, patio and satellite dish. She is aware that the owner has written to give assurances that they will make good any damage, but is still anxious.

The rear section of the rear extension on the east side of no. 37 is shown to be 3.85m deep measured from the rear of the house, this is approx. 350mm over the SPG 'Extensions and Alterations to Dwellings', however, it ranges from some 3.5m to 5.5m from the rear elevation of the neighbouring house at no. 36, and thereby they will not be materially affected by the proposal. As the height of the proposal will be approx. 3.1m, it will be viewed, but it is not considered to result in overbearing or material overshadowing onto that property.

The rear side section of the extension, will be up to the boundary with no. 36, but this corner of the extension will be an average of approx. 4m distant from no. 36, and thereby will not result in any material harm to no. 36.

Whilst no. 36 will be able to see the extension there will be no windows in the side elevation, and a condition to prevent windows in this elevation is considered reasonable. There will only be limited overshadowing from the side extension, as the existing house of no. 37 already creates overshadowing to no. 36 above that of the side extension.

The external elevations of the extension will have a parapet wall, which will enable the rainwater goods to be located wholly within the application site.

As stated above the extensions oversails the original boundaries, but the applicant, being the owner of all the relevant properties, has amended the boundaries to maintain the building works within the site, and has pledged to make good any damage etc., that may occur to the neighbouring properties from the construction. Whilst this is not a planning matter, it is nevertheless informative for the neighbouring properties. Further, the plans have been updated to show the change in boundary lines that will occur.

It is considered that overall the design is acceptable, and that there will not be any resulting material harm to the neighbouring properties.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. Windows

Informative:

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 13.04.2023

Authorised by: Peter Barnett Date: 13 April 2023