Development Management - Delegated Officer Report

Application Number: AWDM/1841/21 Recommendation – APPROVE

Site: 4 Bristol Avenue, Lancing, BN15 8NJ

Proposal: Single storey rear extension and raised decking

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the east side of Bristol Avenue and no. 4 is a semi-detached bungalow, with front and rear, flat roof infill extensions. There is also an outbuilding and a garage on the rear boundary abutting the access road at the rear. The rear garden is lower than the front

Bristol Avenue comprises predominantly semi-detached bungalows, and many have been extended to the rear and have outbuildings to the rear. There are also many with forward extensions.

Proposal:

The proposal, seeks permission for:-

- a full width, single storey rear extension shown to be 5m deep x 6.06m wide x 3m high (excluding rooflight);
- raised decking to rear of extension approx. 2m deep x 6.06m wide x 500mm high, with associated steps down to the garden;
- 1.8m high, obscure glazed, privacy screens either end of the decking;
- there will also be a new window to the north elevation to serve an additional bedroom

Consultations: None

Representations: Lancing Parish Council: No comment

Relevant History: None

Relevant Planning Policies and Guidance

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

Planning Assessment

Principle

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The proposal will cover the full width of the existing dwelling and will re-order the internal layout accordingly. It will be close to the mutual boundary with the adjoining dwelling no. 2 Bristol Avenue, who also have an existing infill extension onto the boundary with the application site which is deeper than that at no. 4. The proposed extension will be some 1.5m deeper than that at no. 2, which is considered to have no material harm onto no. 2, particularly as it is to the north of its neighbour.

The gap between the proposed extension and the boundary to the neighbour to the north, no. 6 will be some 950mm, and the would be the potential for overshadowing of that property but for the existing extension at that property, with side windows that are not principal windows and face onto the side elevation of the existing dwelling.

The proposal will be approx. 1.5m deeper than the extension at no. 6 and there will be no windows facing onto that property. It would be reasonable to preclude windows in the side elevations of the proposal should it be approved.

There is also a conservatory to the rear at no. 6 which is located approx. 3m from the proposed extension, which is considered to be of a reasonable distance so as not to result in a material loss of existing residential amenity to that property.

Lastly, there is approx. 2m depth of raised decking to the rear of the proposal, the decking is approx. 500mm high and will have obscure glazed privacy screening either side of it to a height of 1.8m, which is considered an acceptable screen within the residential garden area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows
5. Privacy screens

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 14.12.2021

Authorised by: Peter Barnett Date: 14 December 2021