Development Control – Delegated Officer Report

Application Number: AWDM/0158/13 **Recommendation – Approve**

Site: **37 Elms Drive, Lancing, West Sussex**

Proposal: **Single storey rear extension (replacing existing conservatory)**

Date of site visit: 13th February 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a semi detached bungalow within a street of similar properties within Lancing. Gordon Road runs to the south of the site where there is a dwarf wall and fence along the side boundary. Many of the bungalows within the street and surrounding area have been altered with rear extensions and rooms in the roof. There is an existing single storey rear flat roof extension and a lean to conservatory which cover the full width of the rear elevation of the bungalow.

Permission is sought to rebuild the conservatory in solid construction with flat roof and render to match existing. The maximum height of the conservatory is 2.7 metres reducing to 2.3 metres. The height of the extension will be increased to 3 metres to match the existing flat roof extension.

Representations: No third party representations have been received.

Relevant Planning Policies

Adopted 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’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 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

Due to the dwelling being positioned on a corner the rear of the site is visible within the street scene from the west in Gordon Road. The existing flat roof extension dominates the view of the rear of the bungalow with the conservatory appearing more subservient. The attached bungalow also has a flat roof rear extension which is visible within the street scene.

The proposal to alter the conservatory to a solid extension and raise the roof is considered to be acceptable in this case. Although the flat roof extension will be visible within the street scene it will be in keeping with the existing flat roof extensions either side.

The plans as originally submitted showed the overall height of the conservatory and the single storey extension being increased it was considered that this proposal could not be supported due to the extension being clearly visible in the street scene. This would result in a poor relationship with the existing bungalow with the flat roof significantly exceeding the eaves. The existing flat roof is not sympathetic to the existing bungalow and any further height increase would be more detrimental when viewed from the adjacent street.

Residential amenity

It is not considered that the proposed single storey extension will have any adverse impact on the occupiers of the neighbouring properties. The existing conservatory is contained between the existing flat roof extension at the application site and a similar flat roof extension at no. 39 Elms Drive to the north. It will extend no deeper than the extensions either side. Therefore there will not be any loss of light, loss of privacy or overbearing impact as a result of the proposed extension.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing.
3. The development hereby permitted shall be carried out in accordance with the following approved plans: -
   Drawing no. 213/454/1A – received 8th March 2013
   Drawing no. 213/454/2A – received 8th March 2013
   Drawing no. 213/454/3A – received 8th March 2013

Informative

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Hannah Barker Date: 4th April 2013

Authorised by: Jo Morin Date: 4 April 2013