Development Management - Delegated Officer Report

Application Number: AWDM/1865/20 Recommendation – APPROVE

Site: 34 Orchard Avenue, Lancing, BN15 9EB

Proposal: Proposed single storey rear extension.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The property is an end of terrace 2 storey dwelling with a side garage extension, and is situated on the east side of Orchard Avenue, Lancing.

The street scene comprises predominantly two storey terraced housing, many of the end of terraces with side extensions. Various other properties have rear extensions and/or roof dormers.

The proposal seeks permission to provide a flat roof, single storey rear extension measuring some 5m deep x 7.3m wide x 2.9m high.

Representations: Lancing Parish Council: No objection

Consultations: None

Relevant Planning History:

L/146/74 Garage & kitchen extension Approved 03.06.1974

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 2019

Planning Assessment

Principle

The proposal comprises upgrading 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 surrounding area.

Visual Amenity:

The proposed rear extension will be positioned approx. 1m from the mutual boundaries with each of the neighbouring properties, thereby minimizing its impact onto the neighbours, in particular no. 36 which is an adjoining dwelling, whereas no.32 is separated from the proposed extension by some 3.8m.

Because of the gap between no.32 and the proposal, it is considered that the extension could be seen from the road, however it would be behind the side wall of the existing garage, and thereby not dominant in the street.

Residential Amenity:

The proposed extension would be to the north of no. 32 and separated by the driveway between the properties, therefore it is not considered to result in any material loss of residential amenity to that property.

The extension will lie to the south of no. 36 and thereby could have some effect on that property, however the extension will be sited approx. 1m from the boundary. No. 36 has a conservatory extension onto the boundary with the application site, and there is a fence directly to the side of the conservatory screening the application site from the conservatory. This boundary will also offer some screening to that property, though the conservatory is approx. 3m deep but the proposal is approx. 5m deep leaving some 2m which will project beyond the existing screening. This accords with the Council's DM Standard which allows up to 3.5m depth for rear extensions on semi-detached dwellings. At a height of some 2.9m, the extension will be approx. 900mm higher than a typical fence height. It is not considered that the 900mm will result in any significant overshadowing to no. 36 than a 2m high fence, and thereby is considered reasonable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. No additional windows

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

Informative:-

1. Approved without amendment

Case Officer: Eve Hearsey Date: 01.02.2021

Authorised by: Peter Barnett Date: 1 February 2021