Development Management – Delegated Officer Report

Application Number: AWDM/1444/23 Recommendation: APPROVE

Site: 53 Manor Road, Lancing, West Sussex

Proposal: First floor extension to west elevation

Date of Site Visit: 7th November 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a modern style detached dwelling, it is within north Lancing within the Conservation Area. The dwelling is set back from the street with a historic flint barn to the front which is the garage, ancillary to the main dwelling. This building abuts the highway and partially screens the main dwelling house from the street.

Consent was recently granted for a flat roof porch to the side elevation on the west of the building, AWDM/0480/23. The current application is for a first floor extension to the west side, comprising a side gable projection to provide an extra bedroom, adding floor space at first floor. The extension will be in line with the existing side elevation of the building extending the bulk of the roof only.

Representations: - None received.

Adur District Conservation Area Group: - Approval

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area and the Conservation Area.

Visual amenity

The extension, due to its siting on the side, the vegetation surrounding the site and the building to the front will be completely screened from the street. The extension will therefore not impact upon the character and appearance of the Conservation Area, it will not be visible from public views. It will be a subservient addition to the existing dwelling. It matches the existing side projection in design and scale and will be built in materials to match existing.

Residential amenity

There is a dwelling to the west of the site and as mentioned above there is dense screening to this boundary. The extension will therefore not be clearly visible from the adjacent occupiers. There is a proposed window facing towards the boundary and there may be glimpses across the boundary. However it is not considered that overlooking will be significantly greater than already exists as there is an existing side bedroom window facing west, albeit that window has less direct views over the rear garden of the neighbouring dwelling. The proposed window will be no nearer to the boundary than the existing side window and only oblique, distant views in excess of 22m to the rear of that property may be possible. It is not considered that any harmful loss of light, privacy or overbearing impact will occur in this case and support can be given.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the

presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 4th December 2023

Authorised by: Peter Barnett Date: 4 December 2023