Development Control – Delegated Officer Report

Application Number: AWDM/1287/20 Recommendation – APPROVE

Site: 41 Hamilton Road, Lancing, BN15 9NR

Proposal: Demolition of existing garage and conservatory and construction of proposed single storey side extension

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

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The property is a semi-detached bungalow situated on the east side of Hamilton Road. The dwelling has a detached side garage which is close to the mutual boundary with no. 43, and directly behind the garage is a side conservatory extension located near the rear corner of the dwelling, and to the rear there are 2no. single storey rear extensions across the full width of the dwelling, one being deeper than the second, and the smaller one may well be an original part of the dwelling. The rear garden is very small with the section of the garden behind the main rear extension being approx. 4m and the section next to this is approx. 5m

The adjoining dwelling no. 39, has constructed a recently approved single storey side and rear extension, with the rear extension extending across the majority of the rear elevation, and being some 3m in depth.

The other neighbouring property, no. 43, a detached dwelling, also single storey side extensions, and indeed, many properties within the street have side and or rear extensions.

The general characteristic of the area, but Hamilton Road in particular, is the fact that they all have very small rear gardens.

The proposal seeks permission to remove both the detached garage and the rear side conservatory, and part of the small original extension, and replace with a larger, single storey flat roof extension. The rear extension will be no deeper than the original rear extension, and will in fact utilize part of its rear wall.

The rear elevational wall will be 5.75m wide and the side extension will be along the full length of the dwelling.

Relevant Planning History: None

Consultations:

WSCC Highways

The proposed extension will result in the loss of an existing garage and therefore, one parking space. However, from inspection of local mapping, the site benefits from an existing area of hardstanding for vehicular parking. Any overspill parking that may result from the loss of the garage is not anticipated to give rise to any highway safety or capacity issues.

Representations:

Lancing Parish Council: No objection

Letter of support from neighbour at no. 39
We have no objections to the proposed extension. We have recently carried out our own extension and it's a great improvement to the road, and no. 41 will also look great and help out improving the look of the road.

Letter of objection from neighbour at no. 43

- The work would be very close proximity to my bungalow
- Work would involve disturbance by workman on my property
- Objecting on noise level
- Objecting on dust level

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection to the proposed development for a wraparound rear and side extension.

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

The existing semi-detached bungalow is looking quite tired, and the proposed extension will upgrade the look of the dwelling and help to reorder the internal layout of the property. It will not be greatly extending to the side, but it will be close to the boundary with no. 43 (within 0.5m). However, many of the properties within the street have side extensions of some form (many of which are flat roofed), which are up to the boundaries with their neighbours, and therefore this side extension will not look out of keeping with the area. The

existing garage cannot now accommodate a modern car and therefore it is a practical solution to provide another form of accommodation for the occupants in this space.

Residential Amenity

The neighbouring properties that could be affected by the proposal are no.'s 39 and 43 Hamilton Road. No. 39 has already made a representation to the application in support.

No. 43 sides onto the application site and is positioned to the northeast. An objection has been received from this property with regard to noise and dust levels of the build, however, this is an accepted part of any building works and is not a material consideration in the determination of the application. Any impact will be short term.

The side elevation of no. 43 which faces onto no. 41 has high level windows together with a glazed porch type small rear side extension, however it is not considered that the proposed extension will detrimentally harm their existing neighbouring residential amenities, particularly given that the properties are in any case in close proximity to one another.

Recommendation

APPROVE subject to the following condition(s)

1 Approved plans
2 Standard time limit
3 Materials
4 No windows to side elevation facing no. 43

Informative
1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 02.10.2020

Authorised by: Peter Barnett Date: 5 October 2020