Development Management – Delegated Officer Report

Application Number: AWDM/0953/17 Recommendation – APPROVE

Site: 5 Third Avenue, Lancing, West Sussex

Proposal: Single storey rear extension to south elevation.

Date of site visit: 31.07.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site is a two storey end of terrace dwelling on the southern side if Third Avenue in Lancing. There is an existing conservatory to the rear of the dwelling. Consent is sought to remove the conservatory and erect a single storey flat roof extension with roof lantern. The extension is to be wider, deeper and higher than the existing conservatory. It will be 5.1 metres wide, 4 metres deep, 3 metres high to the flat roof and 3.5 metres including the roof lantern. It is to be built 0.3 metres from the adjacent, adjoining property, no. 3 Third Avenue.

The extension will provide additional living space and a W.C shower room.

Representations: 1 letter received from the owner/occupier of No. 3 Third Avenue – No objections in principle but do object to the current application. Insufficient information to fully assess including height and location of the extension in relation to the boundary. Significant loss of light. 300mm will not be sufficient to render the side wall. We will not allow access to our property. No details of the foundations are provided. The Party Wall Act is relevant here. Objection would be overcome if the wall could be moved a further 300mm from the boundary.

Lancing Parish Council: - No objection

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Local Plan Submission Policy 15 (2016)
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The extension is to the rear of the dwelling and is therefore not visible within the street scene. It is proposed that the extension is to be rendered to match existing. Although the proposed extension is larger than the existing conservatory it is in keeping with the host dwelling and remains subservient.

Residential Amenity

The case officer has emailed the objector with regards to their concerns highlighting the details that they require and explaining matters which are outside the concerns of the planning application here. The concerns have been forwarded to the applicant's agent for their information. Acknowledgements of receipt of emails from both parties have been received by the case officer.

Despite the concerns expressed by the adjacent neighbour it is not considered that the extension will result in any significant loss of light, privacy or overbearing impact. There is an existing conservatory adjacent to the boundary with clearly glazed windows adjacent to the boundary however the main aspect and light to this space is to the south. The existing conservatory already impacts upon this existing conservatory to some extent. The proposed extension is more solid, closer and larger yet it will extend only 0.6 metres beyond the rear of the neighbouring extension. Development Control Standards state that in general an extension to a dwelling adjacent to an attached property can extend by 3.5 metres in depth and be considered to not have any significant adverse impact with regards to light and overbearing impact. Therefore in this case the relationship is considered to be acceptable and there would be no justification for a refusal in this case. A condition is attached to ensure that no windows are formed on the side elevation onto no. 3.

To the west is no 5a a property not attached to the application site. This has a flat roof rear extension with boundary wall and trellis. The extension is visible however there are no side windows. The proposed extension will not impact negatively upon the occupiers of no. 5a.

Recommendation

APPROVE

1. Standard time limit
2. approved plans
3. materials to match existing.
4. No windows on eastern side elevation

Informative

1. Proactive – no amendments.

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

Case Officer: Hannah Barker Date: 14th August 2017

Authorised by: Jo Morin Date: 14.08.2017