Development Management - Delegated Officer Report

Application Number: AWDM/0996/21 Recommendation – APPROVE

Site: 110 Crabtree Lane, Lancing, BN15 9PW

Proposal: Demolition of existing conservatory and construction of two storey rear extension

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the north side of Crabtree Lane and is a two storey middle of terrace dwelling with a rear conservatory type extension. The front of the site is hardsurfaced and there is a vehicular crossover outside the site.

All of the properties within this terrace of four have rear extensions, with no.'s 108 & 112 having two storey rear extensions. No. 112 has a further single storey rear extension running off of the two storey extension, and no. 108 has a recent permission for a lawful development certificate for a rear dormer (AWDM/1753/20) and the retention of the first floor extension (AWDM/1599/20).

Proposal:

The proposal seeks permission to replace the existing single storey rear extension with a two storey rear extension with a flat top and false pitch roof.

The extension will measure approx. 3.1m deep x 6.1m wide x 5.8m high

Representations: Lancing Parish Council: No comment.

Consultations: None

Relevant History: None

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 a residential property 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 & Residential Amenity

Typically flat roofed two storey extensions are not supported on design grounds, as per DM Std 2. However, No.'s 108 & 112 both have two storey rear extensions of a similar style, with the application site being located between them. The two storey extensions have been linked into the middle property, namely no. 110. The eaves of the two storey extensions are both above the eaves of the application site.

The proposal for the two storey extension at no. 110 is shown to adjoin the extension at no. 112 but be very close to the extension at no. 108. In design terms the new proposal will be very similar to that of its adjoining neighbours namely flat roofed, but it will have the false pitch front on it as per no. 112, and the eaves are shown to be in line with no. 112.

In terms of depth, the extension will be the same as no. 112 i.e. approx. 3.1m, but will be approx. 1m greater than no. 108, there will be no windows on this elevation facing no. 108, and a condition restricting windows would be appropriate.

The two storey extension will not result in unacceptable harm onto no.112 by way of overlooking, overbearing, overshadowing, due to the fact they will both the same depth.

The proposed two storey extension will be approx. 1m deeper than the recent construction at no. 108, however, it is not considered that the additional 1m would cause unacceptable harm onto no. 108, although as stated above, it would be appropriate to restrict windows in the side elevations facing no. 108 to prevent overlooking of that property. The properties to the rear are over some 20m distant and thereby will not be materially affected by the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 08.07.2021

Authorised by: Peter Barnett Date: 8 July 2021