Development Control – Delegated Officer Report

Application Number: AWDM/1222/20 **Recommendation APPROVE**

Site: **31 Boundstone Lane, Lancing, BN15 9QL**

Proposal: **Single-storey rear extension to west elevation, with pitched roof replacing existing covered way roof.**

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a semi-detached two storey dwellinghouse, and has an existing rear single storey extension (approx. 2.3m deep) and a side covered way, which has a mono pitch roof, with the overall height of the covered way is approx. 2.5m.

There is a pedestrian path to the side (north) of the application site that leads to a garage compound at the rear, which has a vehicular access gained off Grafton Gardens.

The adjoining neighbouring property no. 29 has a rear extension approx. the same depth as the application site, together with a conservatory to the rear of the existing extension, to which the applicant advises has a depth of 2.95m, making a total depth of some 5.25m. They also have a two storey side extension up to the side mutual boundary with no. 27.

The other neighbouring property, no. 33 to the north, has a two storey side extension onto the boundary with the side pedestrian path. The two storey side extension continues through to the rear of the property, and sits deeper than the rear extension at no. 31. There is also a further deep rear extension behind the two storey extension, which also abuts the boundary to the pedestrian path. Using the Councils Earthlight Mapping, the rear extensions at no. 33 measure to be over 7m

The area is characterised by rear extensions, many large, and many up to side boundaries; and many properties have side extensions.

Proposal

The application seeks permission to provide a single storey flat roof rear extension with a false hipped roof together with a replacement roof to the

existing covered way. The flat roof of the extension will have 2no. roof lanterns within it.

The rear extension measures approx. 6.25m deep x 6.84m wide x 3.5m high, and the replacement roof to the covered way will take its height to the same height as the roof on the proposed extension i.e. 3.5m high.

Relevant Planning History: None

Representations: Sompting Parish Council – No objections

Relevant Planning Policies

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

Planning Assessment

There is no objection in principle to the proposed development to provide a rear extension, and new roof.

The key concerns would be the effect onto the existing neighbouring residential amenities.

Visual & Residential Amenity

The proposed rear extension will be some 4m in additional depth than what is currently on site, this total will not be as long as the neighbouring extension at no. 33, but will be slightly longer than the conservatory at no. 29. The height of 3.5m is considered not to result in harm to the extension at no. 33, but as the conservatory at no. 29 is glazed, they will be able to see the new extension, but as it will be to the north of the conservatory, it will not result in overshadowing onto the conservatory. Indeed, as the proposed extension will not have any side windows facing onto no. 29, it is considered that it will offer more privacy to that property than currently exists, and a condition limiting windows being put into the side elevation would be reasonable.

There will be some 15m of garden land remaining following construction of the extension, and the distance to the rear of the property behind the application site will be over 40m and thereby they will not be affected by the development in terms of loss of residential or visual amenity.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. No windows in side elevations

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 30.09.2020

Authorised by: Peter Barnett Date: 30 September 2020