Development Management - Delegated Officer Report

Application Number: AWDM/0344/22 Recommendation – APPROVE

Site: 37 Bristol Avenue, Lancing, BN15 8NL

Proposal: Two storey side extension and single storey rear/side extension

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

No. 37 Bristol Avenue is a semi-detached bungalow, positioned on the west side of the road, and like its neighbour at no. 39, has a hip to gable extension and a front flat roof dormer. Indeed, both properties also have a rear flat roof dormer and a rear flat roof extension of the same depth, but no. 39 has undergone a further rear extension in the form of a conservatory type extension with a pitched glazed roof (total length of the two extension are approx. 7.8m). No. 37 also has outbuildings to the side boundary with no. 35.

Many properties within the street have undergone some form of extension, including roof, side and rear extensions.

Proposal:

This application seeks planning permission to extend to the side and to the rear of the property.

- The side extension which will include the ground floor and the roof, will measure approx. 1.6m wide, and the height will be no higher than the existing ridge of the roof;
- The height of the side extension will be no higher than the existing ridge where it adjoins the house proper, but the extension will continue back from the rear of the bungalow in the form of a flat roof, by some 10.4m;
- The length, width and height of the new rear, flat roof section of the extension will be approx. 6.7m long x 5m wide x 3m high;
- Fenestration changes to the existing dwelling.

Consultations: None

Representations: Lancing Parish Council: No comment

Relevant History:

L/27/05/TP Rooms in roof (with side gable and front and rear dormers) and front porch/addition

Approved 30.03.2005

L/207/87/TP Single storey rear extension and re-positioning of garage
Approved 19.01.1988

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 2021

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:

The front elevation of the proposal will see the bungalow extended to the side, mirroring the existing attributes of the existing bungalow and the property will remain 800mm off the boundary line to no. 35. No. 35 does have windows in its side elevation facing the application site, but because of the existing bungalow, it is not considered that the approx. 1.7m side extension would result in any material increase in overshadowing than currently exists,

In total, the proposed extension will stretch from the front to the back some 18.4m but, the front section of the extension is just widening the existing built form. The new length which will be to the rear of the existing but widened section, will be approx. 6.7m long. Taking the extension in the round, it is not considered to have a detrimental impact onto no.35 given the fact that the application site already has an extended garage/outbuilding onto the boundary with no. 35, and no. 35 also has outbuildings onto the boundary with no. 37.

The new rear extension section will be set away from the mutual boundary with no. 39 by some 3m. No. 39 has a rear conservatory extension, added to their rear extension, making a total of approx. 7.8m (the conservatory extension being approx. 3.8m). This conservatory also has glazing onto the side directly overlooking the application site. Notwithstanding the side glazing and the length of this conservatory, it is considered that the proposed separation gap of some 3m between it and the new extension will be acceptable, and will not result in an unacceptable loss of residential amenity to no. 39.

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: 06.05.2022

Authorised by: Peter Barnett Date: 6 May 2022