Development Management - Delegated Officer Report

Application Number: AWDM/1529/24 Recommendation – Grant

Site: 5 Crowshaw Close, Lancing

Proposal: Demolition of existing garage and conservatory to be replaced by single storey extension. New rear dormer.

Date of site visit: 5/2

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a chalet bungalow on the north side of Croshaw Close small bungalow of similar properties off Sompting Road.

The property has no rear garden but relies on an enclosed east side garden for private amenity space. At the rear there is a flat roofed garage which is linked to the house by a conservatory extension. As built Nos.5 and 6 have linked front dormers. No. 6 has added a large rear dormer.

It is proposed to demolish the conservatory and garage and to replace them with an 'L' shaped extension on a similar footprint to include a living room extension and en-suite bedroom. The extension will sit 200mm of the boundary with No. 6.

Also proposed is a half width rear dormer. It has been reduced in depth in the revised scheme to pull it off the ground floor flat roof.

The site is not in a conservation and is not a listed building. There are no TPO's on the site. The site is susceptible to surface water flooding to a lesser extent.

Relevant Planning History

L/44/80 -Kitchen extension. Granted.

Consultations

Highways:

This proposal is for the demolition of existing garage and conservatory to be replaced by single storey extension. New rear dormer. The site is located on Croshaw Close, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

A single-bay garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets. Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.

As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for one car.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Lancing Parish: No response.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 , 15 and 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves upgrading the existing housing stock 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 dwelling and its surroundings.

Residential amenity

The ground floor extension replaces a conservatory and garage. It will sit alongside the boundary with No.6 and the elevation drawings show it off the common boundary by 200mm. It will run the entire length of the shared garden boundary. The agent has confirmed no encroachment, and that guttering will run to the road side.

The drawings show the existing garage height and conservatory eaves height to be 2.3 metres. The proposed height is 2.85 metres. No. 6 has a shed on part of this boundary and is due west of the extension.

On the northern boundary the extension abuts the driveway of No. 4. It is taller than the garage to be replaced but there is sufficient separation to avoid harm.

It is not considered any significant impact will occur to any neighbour.

Visual amenity

The rear dormer has been reduced in depth to pull it away from the ground floor flat roof. No. 6 has a large flat roofed full width dormer and No. 33 also has a wide dormer.

The ground floor extensions are no closer to the road than the existing. They are domestic in scale and appearance.

Highways

No objection is raised to the loss of the garage.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or west elevations of the extension.
5. Ancillary

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 7/2/25
Authorised by:	Peter Barnett	Date: 7 February 2025