Expiry Date: 01st March 2022

Development Management – Delegated Officer Report

Application Number: AWDM/1444/24 Recommendation – APPROVE

Site: 23 Hamilton Road, Lancing, BN15 9NP

Proposal: 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

The application site is positioned on the east side of Hamilton Road, Lancing and is situated on rising land. No. 23 is a semi-detached bungalow within a street characterised by semi-detached bungalows. Many of the properties within the street have been extended in some form.

The application site has been extended to the rear with a hipped roof single storey extension, and a flat roof dormer. There is also a smaller dormer onto the front roofslope. There is a side garage extension with a false pitched roof. The wall of the garage attaches to the garage of the neighbouring property no. 25

The site is not a Listed Building or within a Conservation Area.

Proposal

The application proposes to provide:-

- A lean-to extension on the north side of the bungalow, at the rear of the garage;
- Measuring 2.2m wide x 2.35m high x 7m long;
- Polycarbonate roof.

Relevant Planning History:

L/144/00TP Hipped roof rear extension. **Approved 23.10.2000**

AWDM/0345/16 Loft conversion to form new 1st floor including alterations to roof to form gable end and front and rear projecting dormers. **Approved 18.04.2016**

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Consultations: Lancing Parish Council: No comments received

Representations: None received

Relevant Planning Policies

Adur Local Plan Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No. 2 'Extensions and Alterations to Dwellings
National Planning Policy Framework 2024

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual & Residential Amenity

The proposed lean-to will infill the gap between the existing bungalow and the mutual boundary to no.25. It will also be located to the rear of the existing garage.

No.25 has a garage to its south elevation which adjoins the garage at no. 23, and, like no. 23, the garage is not original to the existing building. The side wall of no. 23 has a half glazed side door facing the application site, but this is not considered to be serving a principal room. The extension will project beyond the rear wall of No. 25 by approximately 1.6m and the nearest affected ground floor rear window at No.25 is set off the boundary. The proposal is not therefore expected to cause any material harm to no. 25.

The plans show that the side wall of the lean-to will be vertical boarding and the structure will be lower than the roof of the existing garage and the eaves. The applicant has confirmed that the roof will be polycarbonate sheeting. The structure therefore will not be a dominant building, and it will not result in any unacceptable harm onto no. 25 or the street scene.

As the lean-to will be of smaller proportions than the existing garage, it will not be seen from the street. The neighbouring property has a garage structure at the street frontage, which will further prevent oblique views of the lean-to.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials

Expiry Date: 01st March 2022

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 04.02.2025

Authorised by: Peter Barnett Date: 4 February 2025