Development Management - Delegated Officer Report

Application Number: AWDM/0098 Recommendation – APPROVE

Site: 27 Chester Avenue, Lancing, BN15 8PQ

Proposal: Proposed single storey rear extension

Date of site visit: Assessment has been assisted using the Applicants plan; 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 west side of Chester Avenue, Lancing, and is a semi-detached bungalow. The site is also on a corner plot, therefore it fronts onto The Crescent and sides onto Chester Avenue.

There is an existing mono pitch rear extension on the property, across the full width of the dwelling, and an existing side conservatory type extension. There is also an outbuilding close to the boundary with Chester Avenue and a timber garage onto the boundary with no. 29 Chester Avenue

The street scene comprises predominantly semi-detached bungalows and many of the properties have been extended in some format, mainly with rear and side extensions and some with roof dormers.

Proposal:

The application seeks permission to:-

- Provide a single storey rear (north) extension, with a hipped false pitched roof which will replace the existing extension.
- The extension will measuring approx. 8.4m wide x 2.5m deep x 3.8m height
- Materials to match the existing bungalow

Representations: None received

Consultations: Lancing Parish Council: No Comment

Relevant History:

AWDM/0097/22 Application for lawful development certificate for proposed loft conversion with hip to gable roof extension, front and rear rooflights. **Approved**

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 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 surrounding area.

Visual and Residential Amenities

The exiting rear extension is approx. 1.9m deep and the proposed replacement rear extension is shown to be 2.5m deep, thereby just some 600mm deeper than the existing structure, it also will not be quite as wide as the existing extension by some 300mm.

The works will see the re-ordering of the internal space to create a large living/dining/kitchen area together with an en-suite bedroom. The enlarged living area will have glazed bifolding doors out to the amenity area and the new en-suite will have window to the rear (north) elevation also). No windows are shown in the side elevations (east and west), and it is considered reasonable that on any permission a condition be attached to restrict windows in the west elevation facing no. 2.

Visually, the replacement extension will not result in any material harm onto the character of the area. The proposed extension will be, at its nearest point, some 3m from the mutual boundary with no. 29, and no. 29 has a side conservatory which sits approx. 3.5m from the same mutual boundary with no. 27, making the separation between the built forms of each property only some 6.5m, which is considered to be an acceptable distance, particularly given that the extension will only be approx. 600mm deeper than the existing extension and that the relationship between neighbouring properties within built up areas is often relatively close.

The other neighbour at no. 2 The Crescent, has an existing outbuilding to the boundary with no. 27 which is approx. the same depth as the existing extension at the application site, therefore the proposal will only be some 600mm deeper than this outbuilding, and further, no.2 also has a conservatory type extension adjoining this outbuilding and protruding out further than it also, which is of a similar depth to the proposal. Thereby, it is considered that the proposed extension will not result in any material harmful effects onto no. 2

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: 08.02.2022

Authorised by: Peter Barnett Date: 15 February 2022