Development Management - Delegated Officer Report

Application Number: AWDM/0857/21 Recommendation – APPROVE

Site: 259 Brighton Road, Lancing, BN15 8JP

Proposal: Single storey extension to north and west elevations (existing conservatory removed)

Date of site visit: Assessment has also 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 site is located on the north side of Brighton Road, Lancing, the main Worthing to Brighton coastal road. The dwelling is a detached bungalow with an attached garage to its west side. An extension continues on from the garage to the rear of the property and wraps around a conservatory type extension to the rear, linking up with a further extension which is located at the rear. The property appears to be very closely located to the east boundary, and thereby looks as if it fills the width of the site. There is an existing vehicular access to the site and has a hardstanding to the front of the property.

The neighbouring properties to either side are detached and then there are semi-detached within the street scene also. Directly to the rear is a mobile home park accessed from Old Salts Farm Road to the west.

Proposal:

The proposal seeks permission to replace the existing wrap around extensions with a new brick constructed extension will be approx. 2.4m deep from the rear elevation x approx. 7m wide x 9m long (to adjoin the existing garage).

The remaining section of the extension will be across the remaining rear section of the bungalow and will measure some 3.9m wide x 1.1m deep.

Excluding rooflights, the height of the extension will be approx. 2.9m

Representations: Lancing Parish Council: No objection

Consultations: None

Relevant History:
ADC/0293/10 New conservatory to north and west side (replacing existing conservatory to side. **Approved 08.10.2010**

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 2019

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 & Residential Amenity

The proposed extension will be replacing an existing extension on virtually the same footprint, being only approx. 500mm deeper, it will also fill in the corner on the west side, the corner measuring approx. 2.3m on the west boundary and some 1.6m on the north elevation. This thereby will square the north-west corner. By rebuilding the extension in this manner, with a more robust brick built building, it will allow the removal of the internal walls thus creating a larger internal living space for the occupants.

Externally, the walls will be brick as existing but the high level windows to the boundary with no. 257 will not be repeated. The additional approx. 2.2m of wall length than the previous construction to the boundary with 257 Brighton Road, which is to the east of no. 257 is considered that on balance, it will not result in any material loss of visual or residential amenities to that property, and a condition restricting any windows to be installed within that wall would be reasonable.

The mutual boundary to no. 261 Brighton Road is some 1m from the side elevation of the proposed extension and thereby it is not considered that the existing amenities of no. 261 will be compromised by the proposal. A condition restricting windows in the side wall would be reasonable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 22.06.2021

Authorised by: Peter Barnett Date: 22 June 2021