Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0338/13

Site: **1 Barfield Park, Lancing, West Sussex, BN15 9DQ**

Proposal: **Rear/side extension (amendment to approval AWDM/0861/12)**

Date of site visit: 15 August 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow on the south side of Barfield Park backing onto the railway line. There is a stream which runs along the west side of the property and which provides a separation of some 16.5m with the neighbouring dwelling.

The application property has been previously extended at the rear with two flat-roofed extensions of different height. Permission was granted last year to remove the westernmost (lower) extension and to construct a larger pitched roof extension which would wrap around the SW corner of the dwelling. A new pitched roof was also to be constructed over the easternmost extension.

This application seeks to amend that permission by bringing the rear wall of the easternmost extension out by 0.9m to be in line with the proposed new extension with a subsequent continuous roof plane. The eastern end of the roof is to be amended from a full hip to a gable.

The new extension will measures 3.6m deep and extends out from the west side of the dwelling by 2m. It will be 4m high, as will the new roof over the existing extension.

Relevant site history

AWDM/0861/12 - Erection of rear/side extension – approved September 2012

Consultations

Adur & Worthing Councils: The Environmental Health Officer has recommended use of the precautionary contaminated land informative

Lancing Parish Council: Although there was some concern that the development was near to the stream, Committee voted 5 to 1 in favour of the application.

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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.

Visual amenity

The side extension will be visible from the road but it is a modest addition which will be set back from the front of the bungalow by almost 6m and will not be unduly prominent in the street scene. The rear extension and new roof on the existing extension are considered to be visually acceptable and do not detract from the character or appearance of the dwelling.

Residential amenity

At 3.6m the extension is 0.1m deeper than the 3.5m recommended by the DC Standard. The extension will be on the boundary with the attached dwelling which has not been extended. There will be some loss of light, particularly in the late afternoon, but the neighbour will continue to enjoy sunlight for the majority of the day due to its southern aspect. The gable end and additional depth of the extension will cause some loss of outlook and increased sense of enclosure but, as there has not been an objection from the neighbour and in light of the likelihood that this type of development will be ‘permitted’ in the near future, it is not considered that the proposal will result in sufficient harm to warrant a refusal of the application.

To the west, the neighbouring bungalow is over 16m away and is unaffected by the proposal. While there are windows and doors facing towards the neighbour, these replace existing openings at the property and will not worsen overlooking, particularly as there is a shed within the garden of 1 Barfield Park which will act as partial screen.

Flood Risk

The dwelling lies within an area at moderate risk of flooding. The use of suitable flood-proofing/resilience measures in the construction of the

extension is considered to be sufficient to mitigate flood risk and this can be controlled by condition.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework.

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Flood risk measures
4. Permission relates to approved plans

Informative: Contaminated land

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Peter Barnett Date: 23 April 2013

Authorised by: Gary Peck Date: 23 April 2013