Development Control – Delegated Officer Report

Application Number: AWDM/0889/15 Recommendation – Approve

Site: 33 Upper Boundstone Lane

Proposal: Demolition of existing garage and conservatory and construction of side extension to north elevation

Date of site visit: 20.7.15
Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a single storey side /rear extension with a hipped roof; the full details of which are shown on the submitted drawings.

The application property is a semi-detached bungalow exhibiting an additional flat roof rear extension with parapet. There is also a rudimentary lean-to on the side of the building.

The surrounding area is an outer residential suburb of Lancing.

Relevant site history
None

Consultations (summarised)
Lancing Parish Council: *No objections or comments*

Southern Water: *Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. Attach informative.*

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AH7
National Planning Policy Framework

Planning Assessment
Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The scale of the extension is domestic and the hipped roof matches the main dwelling in angle and ridge. It, and the rest of the extension, would be built of matching materials and finishes. The fenestration is of a matching design and style also. No visual harm would arise from it.

Residential amenity

The neighbour principally impacted upon by this development is the one to the north (No. 35 Upper Boundstone Lane), as it is physically removed from the remainder.

Neighbour to north

This neighbouring building has itself been enlarged on its southern corner by way of a flat roof extension. This has a kitchen window facing onto the existing lean-to.

This kitchen would experience some loss of outlook and light as a result of the extension. However the window facing south is not the sole means of light to the kitchen. It benefits from a similar sized window looking east, which would be unaffected by the proposal. Additionally there would be some 4 metres between this window and the new extension, the roof of which is simply hipped away from the window.

In this circumstance, any resultant overbearing and overshadowing would not be adverse. The window and door in the side extension serve kitchen and utility room – so there would be no greater propensity for overlooking and loss of privacy than the existing situation with the lean-to glazing.

Recommendation
APPROVE
Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. Materials to match existing dwelling

Informatives

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.

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshite S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

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

Case Officer: Matthew Porter Date: 31-07-2015

Authorised by: Peter Barnett Date: 3 August 2015