Development Management – Delegated Officer Report

Application Number: AWDM/0377/23 Recommendation: APPROVE

Site: 46 The Crescent, Lancing, West Sussex

Proposal: Proposed Front Extension

Date of Site Visit: No visit use of Google Maps

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached 'L' shaped bungalow within an area of bungalows of various design. The site is on the bend and is therefore prominent within the street scene. There is a flat roof porch extension to the front and consent was originally sought to remove this porch and to create a front, infill extension with half hipped roof. This extension had a slight set in from the side and the front of the bungalow in filling the front section of the dwelling. Officers considered the extension to be overly prominent and detrimental to the character and appearance of the bungalow and the street scene. The extension would remove the original character of the building. There are other examples of smaller infill extensions such as porches with flat roofs with a subservient appearance. The proposal as originally submitted was not considered to be subordinate to the original building.

Amended plans have been received which show an extension of matching design reduced in footprint and set in from the front and side of the bungalow. This proposal allows for a less prominent addition, subservient in scale.

Lancing Parish Council: - It was resolved to support this application.

Representations

1 representation received from the owner/occupier of 2 Finches Close, Lancing. I have no major issues with the development.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)

WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed extension will be clearly visible within the street scene. As reduced the extension will give rise to a subservient development which will not dominate the front elevation of the bungalow. The set in from the front and side allow the side and front original gables to be the main feature visible with the addition visually subordinate. Therefore on balance the extension can be supported, it will not be significantly harmful to warrant a refusal in this case. Materials to be used will match existing.

Residential amenity

The extension is set in within the existing envelope of the building infilling a section to the property frontage. The roof level is lower than the existing ridge and will therefore not impact upon any adjacent occupiers in terms of loss of light, privacy or overbearing impact.

Recommendation

APPROVE

Subject to Conditions:-

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

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 30th May 2023

Authorised by: Peter Barnett Date: 30 May 2023