Development Management – Delegated Officer Report

Application Number: AWDM/0625/23 Recommendation: APPROVE

Site: 6 Norbury Close, Lancing, West Sussex

Proposal: Single storey rear (South) extension, rear extension to attached garage and side (East) porch extension. Extension of roof, front half gable extension, side roof lights. (side dormer and rear gable under permitted development.)

Date of Site Visit: 6th June 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached hipped roof bungalow within a cul de sac of similar properties. Many of which have been extended with dormers visible, there is a gable roof bungalow opposite the site which differs in original design from the other properties.

Consent was originally sought for a half gable extension to the front and rear and a flat roof dormer on the west side, with a front porch and a rear single storey extension with flat roof to the rear of the garage and the bungalow.

Officers considered the development to be overly large and bulky and inconsistent with the development surrounding the site. Amended plans have been received to show a front half hip with the side dormer set back away from the front. The dormer and rear gable are shown as being permitted development and therefore do not form part of the application. For consideration here is the front gable, porch extension and rear extension only.

Representations

1 representation has been received from the owner/occupier of no. 8 Norbury Close.

No objection in principle but object to the design of the originally submitted plans. The front and rear extensions turn the bungalow into a house. Impact upon street scene.

The proposals show garage roof and rear elevation raised; this is connected to the garage at no. 8. Should have been informed in advance by the applicant.

Consultations

West Sussex County Council Highways Authority: - The proposed development will not give rise to parking demand that would result in any highway or parking concerns.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

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

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 front extension is visible within the street scene along with the porch extension which is modest and in keeping with the style and appearance of the bungalow. The front extension will alter the character of the building however it is considered in relation to the surrounding street where some dormers are visible and have been added to the front that this will not be out of keeping in this case.

The single storey rear extension is flat roof and limited in depth at 3.4 metres. They are subservient to the main dwelling and in keeping in character and appearance.

Residential amenity

The porch and front extension will be visible from neighbouring properties, however there will be no adverse impact in this case. The front window will overlook the street and properties opposite, there will be no significant loss of privacy as front windows already overlook the street and this is not a private space.

The rear extension at 3.4 metres in depth will not result in any loss of light or overbearing impact to the properties on either side. The garage extension is adjacent to the attached garage, therefore separate from the adjacent main dwelling there will be no adverse impact in this case.

To the otherside the neighbouring bungalow is not attached and the extension is 3.4 metres in depth, therefore no adverse impact in this case also.
The roof lights have no adverse impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on west side of the rear extension.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 7th August 2023

Authorised by: Peter Barnett Date: 8 August 2023