Development Management - Delegated Officer Report

Application Number: **AWDM/1640/16** **Recommendation –** Approve

Site: 23 Freshfields Drive Lancing

Proposal: Retention of detached garage and proposed single storey rear extension (resubmission of approved AWDM/0369/16).

Date of site visit: 19 December 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached bungalow located on the north side of Freshfields Drive. This is a predominantly residential area with a mix of dwelling types and designs in the vicinity. The bungalow has been extended to the rear with a flat roofed addition across much of its width and there is a detached garage towards the rear of the bungalow, adjacent to the west boundary. Permission was granted earlier in 2016 for the construction of a single storey rear/side extension to extend a further 3.5 metres to the rear of the existing addition (AWDM/0369/16 refers). Works have commenced on the extension and as approved would measure 10.5 metres in width, projecting 1.7 metres beyond the tapering side wall of the existing extension on the west side. However, the current scheme seeks to reduce the width of the extension and retain the side garage, setting the extension in from the side wall by 1.3m and so measuring approximately 7.6 metres in width. The extension would still have a flat roof but the previously approved false pitch has been deleted from the proposals.

Matching materials are proposed.

Relevant site history
As above

Consultations
Lancing Parish Council: No objections

Representations
None

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

The relationship with neighbouring buildings has not altered significantly since the previous application. The narrower width of the extension would increase separation with No.21 to the west but with the existing garage retained, would be well screened from the neighbour in any event. The deletion of the false pitch would be a retrograde step but the resulting higher eaves height would not cause any significant impact to the amenities of neighbouring occupiers and, given its position at the rear and now not projecting beyond the side wall of the house, would not cause any significant harm to visual amenity.

Recommendation

Approve
Subject to Conditions:-

1. Permission relates to approved plans
2. Standard time limit 3 years
3. Matching materials

Informative

- Southern Water – sewer connection
- Southern Water – sewer on site
- Southern Water – investigate any sewer found during construction

- 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: Rebekah Smith Date: 19 December 2016

Authorised by: Peter Barnett Date: 20 December 2016