Expiry Date - 22-10-2015

Development Control – Delegated Officer Report

Application Number: AWDM/1270/15 **Recommendation – APPROVE**

Site: **9 Browning Road Lancing West Sussex**

Proposal: **Single storey rear extension with balcony above to south elevation**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a single storey rear extension with balcony and privacy screens to either side (the full details are shown on the submitted drawings).

The application property is a detached two-storey property with single storey side garage addition hard up against the neighbour's own garage.

The application site is in an outer residential suburb of Lancing.

Relevant Planning History
None

Consultations
Lancing Parish Council: *No objections*
Southern Water: *add informative*

Representations
None

Policies and Guidance
Adur District Local Plan: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle
Upgrading of residential accommodation is acceptable in principle

Visual amenity

The extension is of suitable domestic scale and form. It will be built of exterior materials to match the host dwelling.

The fenestration of it would resemble the design and style of the host dwelling.

The extension would not be visible from public vantage point. No visual harm would arise from it.

Residential amenity – effect on existing dwellings

It is the neighbours to either side who are materially impacted upon by this development (it is physically removed from the remainder, including those at the rear by way of overlooking).

The extension is single storey and flat roofed and physically removed from neighbouring buildings, so as to avoid adverse overbearing and overshadowing.

The new balcony may give rise to a greater propensity for overlooking. However neighbours are already overlooked by the existing balcony to which the new balcony is only marginally larger than. Direct views onto either neighbour would be negated by the proposed screens. In such circumstance, materially harmful loss of privacy would not occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. External surfaces to match existing
4. Balcony not occupied unless and until privacy screens installed as approved drawings.

Informative

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 any representations? N/a

Case Officer signed: Matthew Porter Date: 2-11-2015

Authorised and signed by: Peter Barnett Date: 3 November 2015