Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1599/16

Site: **2 Russells Drive Lancing**

Proposal: **Side garage extension to north elevation**

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a single-storey extension to measure (at max) 5 metres in height, 6 metres in length, and 5.8 metres in width. The application property is a detached bungalow in an inner neighbourhood of Lancing, residential in character.

Relevant Planning History
None

Consultations
Lancing Parish: Not received

Representations
None

Relevant Planning Policies and Guidance
National Planning Policy Framework
Saved Adur Local Plan policies: AG1, AH7
Adur Local Plan 2016 (Submission) Policies: 2, 15, 29

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The extension would be physically subservient to the host building (lower ridge and set back from the front face). The garage door is unremarkable in appearance. Exterior materials and finishes would be acceptable.

Residential amenity

The neighbour principally affected is the immediate one to the east (the proposal is sufficiently removed from the remainder to avoid harm). The extension is wide and the

ridge is slightly short of the main ridge, so there would be no respite from built form along the length of that neighbour's side boundary at the rear.

However the extension will be single storey and is to be built off from the shared boundary to the north west. The extension roof is angled away from the boundary. All this would ease the severity of overbearing and overshadowing impact so neither would be adverse.

Windows are absent from the rear and north side elevations and views from the door would be screened by existing boundary treatment; thereby unacceptable loss of privacy and overlooking would be avoided.

Parking and Accessibility

There would be no loss of on-site parking provision so no material difference to the current street parking situation would arise.

Recommendation

APPROVE

Subject to the following conditions:-

1. Approved Plans
2. Standard time limit
3. Exterior materials/finishes to match dwellinghouse
4. Garage retained as garage and incidental domestic storage

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

Case Officer signed: Matthew Porter Date: 17-11-2016

Authorised and signed by: Peter Barnett Date: 17 November 2016