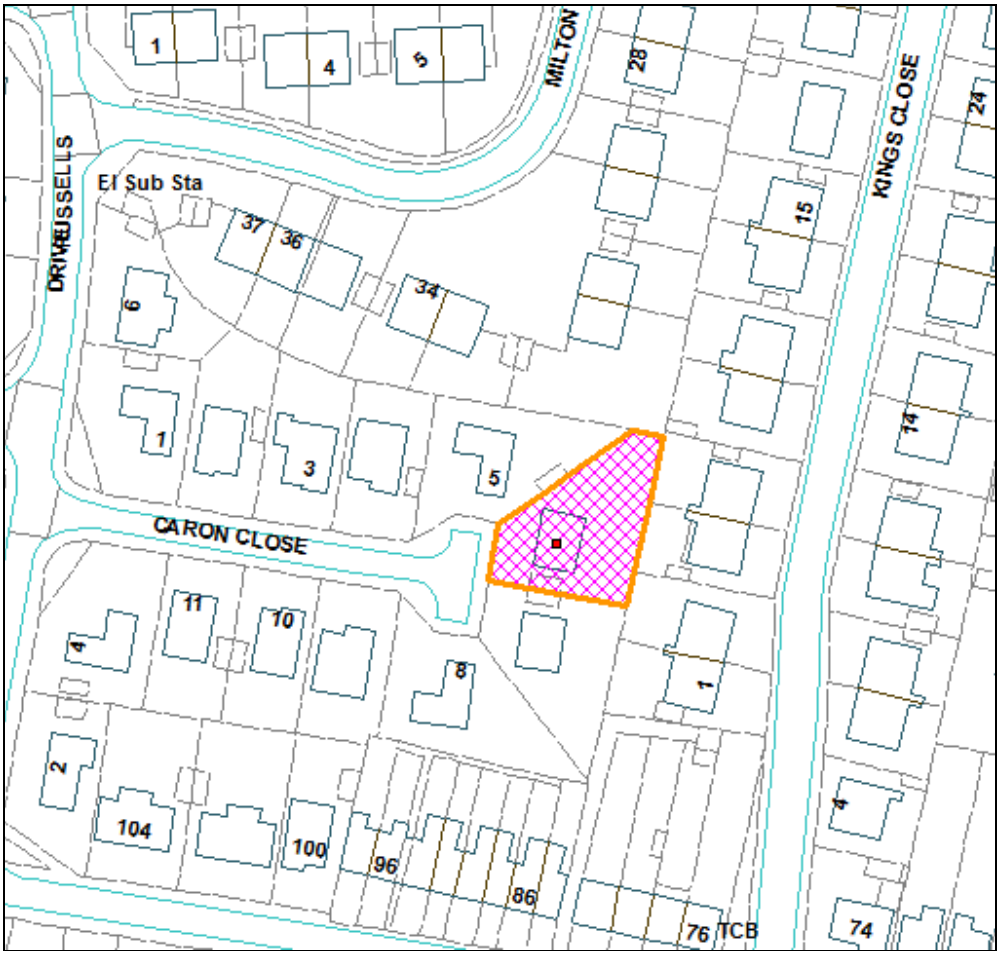
.

Application Number: AWDM/0472/18 **Recommendation – APPROVE**

Site: **6 Caron Close, Lancing**

Proposal: **Proposed single storey side extension to north elevation**

Applicant: Mr P Beresford Ward: Widewater
Case Officer: Peter Barnett



Not to Scale

Reproduced from OS Mapping with the permission of HMSO © Crown Copyright Licence number LA100024321

Proposal, Site and Surroundings

The application relates to a detached chalet bungalow at the end of a cul de sac. It is proposed to construct a flat roofed single storey extension to the north side of the dwelling measuring 3m wide at its widest point towards the rear and 1.3m wide towards the front. It will be set back 2.2m from the front wall of the property. It will have a raised roof lantern to an overall height of 3.2m and will be higher than the eaves of the existing

property (hence the need for permission). There is an existing car port to the north side which will be replaced (which does not require planning permission) and the extension will fill the space between the car port and the house. It will be finished using matching materials.

The applicant is an elected Member of Adur District Council.

Consultations

Lancing Parish Council: No objection

Representations

None received

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (March 2012)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extension, being set back from the front, will have minimal visual impact upon the street scene. It will sit against the gable end of the chalet bungalow and will not detract from the existing character or appearance of the building.

Residential amenity

The extension will not cause harm to the amenities of neighbouring residents. No.5 to the north east is positioned perpendicular to the site and the separation distance together with the existing car port and garage on the boundary ensures there will be no impact. All other neighbours are a sufficient distance away to not be affected by the proposal.

Recommendation

APPROVE

Subject to Conditions:-

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

4th June 2018