Development Management - Delegated Officer Report

Application Number: AWDM/0180/22 Recommendation – APPROVE

Site: 62 West Way, Lancing, West Sussex

Proposal: Single storey front infill extension

Date of site visit: 21st March 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow of hipped roof design with a front projection matching the attached property. The street is characterised by bungalows of various designs, many of which have been altered and extended with many additions visible to the front within the street scene. The current application seeks consent to infill the recessed section to the front of the bungalow with a single storey extension. The extension is of flat roof design with a dummy pitch to the front.

Lancing Parish Council: - No comment

Representations

None received

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 extension will be clearly visible within the street scene. It will remove the symmetry between the pair of properties. However, on balance, it is noted that there are other examples of similar development visible within the street scene and there is such variation here that a refusal could not be justified in this case. It will be built with materials to match existing and is set back from

the existing front bay, therefore subservient to the main dwelling. The dummy pitch with tiles to match will link in with the existing roof and provide a sympathetic appearance.

Residential amenity

The extension will be built up to the boundary with the window at the adjacent property in a recess. It is however, considered, on balance that this relationship is acceptable. The window faces south and the neighbour also confirmed on site that they have no concerns with the development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Material to match existing.
4. No openings on the eastern elevation.

Is recommendation contrary to letter(s) of representation? N

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.

Case Officer: Hannah Barker Date: 22nd March 2022

Authorised by: Peter Barnett Date: 22 March 2022