Development Management - Delegated Officer Report

Application Number: AWDM/0950/22 Recommendation – Approve

Site: 19 Finches Close, Lancing, BN15 8PP

Proposal: Non material amendment to approved AWDM/0035/22 to widen outbuilding extension.

Date of site visit: Desk-top assessment

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The property is a detached bungalow with an existing rear conservatory and side garage and which is close to the neighbouring property and garage. The rear garden is on lower land.

This application seeks permission for a non material amendment to the approved scheme of a single storey rear extension and side extension incorporating the existing garage, to form an outbuilding at no. 19 Finches Close, Lancing

Relevant Planning History

AWDM/2002/21 Single storey rear extension **Approved 04.01.2022**

AWDM/0035/22 Single storey rear extension incorporating existing garage to form outbuilding; and including the filling and levelling of the rear garden. **Approved 22.02.2022**

Consultations:

None

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 (2021)

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 amendments will have little visual impact in the context of the scheme overall.

Residential amenity

The alteration to the approved plan is to widen the rear section of the approved extension. The original extension measured 3.080m wide and the amendments will be 3.225mm wide, a difference of 145mm. This widened section will be internal, i.e. it will not be closer to the street; to the property to the rear; or to no. 17. It will though be 145mm closer to no. 21, but that property is forward of no. 19 and at an angle from the application site, and thereby it is considered that the increase is negligible and will not affect this property either.

The use of the extension also remains the same, although the layout has been slightly altered, but there will be no changes to the windows and doors.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Drawing number A.001 Revision A received 06 June 2022;

Drawing number A.101 Revision C received 06 June 2022; and

Drawing number A.201 Revision C received 06 June 2022

…….. existing planning permission AWDM/0035/22 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing numbers A.001; A.101 Rev A; and A.201 Rev A received 10 January 2022

Case Officer: Eve Hearsey Date: 23.06.2022

Authorised by: Peter Barnett Date: 24 June 2022