Development Management - Delegated Officer Report

Application Number: AWDM/1089/13 Recommendation – Approve

Site: 11 Irene Avenue, Lancing, West Sussex, BN15 9NZ

Proposal: First floor side extension

Date of site visit: 23 September 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is an end of terrace hipped roof dwelling located on the west side of Irene Avenue. The dwelling has been previously extended with a flat roofed garage and kitchen at the side and a flat roofed extension at the rear. It is proposed to extend at the side of the house, over the garage, with a fully hipped roof.

The extension will measure 7.2m deep, being set back 0.6m from the front wall of the house, and 3.5m wide extending to the boundary.

The site is bordered to the south by a vehicular access which runs between 11 and 9 Irene Avenue and along the rear of the dwellings on this side of Irene Avenue.

Relevant site history

ADC/0169/10 – Single storey rear extension approved June 2010

Consultations

Lancing Parish Council: No objection

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies):
AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Assessment of Saved Policies Against the NPPF (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 will be set back from the front and set down from the ridge. Its width will be more than half the width of the original house but it is not considered that it will be unduly dominant in character or appearance. The extension will be built up to the boundary, rather than maintaining a 1m gap, but in this case the separation to the adjoining dwelling formed by the vehicular access ensures that it will not appear cramped or harmful to the street scene.

Residential amenity

The most affected property is No.9 to the south which is a hipped roof bungalow which is separated from the site by the access drive and is some 5.5m from the side of the extension. The north-facing window at the side of the dwelling is the only opening serving a living room at that dwelling but the proposed extension will be positioned forward of this window and will not cause any significant loss of light or outlook. The front of the extension will project beyond the front wall of No.9 but the orientation to the north and the separation distance is sufficient to ensure no harm to their amenity. No side windows are proposed.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Approved plans

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 letter(s) of representation? N

Case Officer: Peter Barnett Date: 9 October 2013

Authorised by: Gary Peck Date: 9 October 2013