Expiry Date – 25/12

Development Control – Delegated Officer Report

Application Number: AWDM/1662/17 Recommendation – Approve

Site: 23 Pratton Avenue, Lancing

Proposal: Single storey rear infill extension and conservatory.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 29/11

Site and Surroundings

This application relates to a semi detached inter war house on the west side of Pratton Avenue. The house has a ground floor rear extension and a rear dormer extension. The property has a long rear garden and two large garden outbuildings in it.

It is not in a conservation area.

Proposal

The original application sought permission for a rear conservatory to this chalet bungalow. The drawings showed that the extension approved in September was built. This is not the case. As such the application was readvertised to relate to both additions. The already approved extension is half width, flat roofed and 2.3 metre deep and squares off the rear wall.

The conservatory proposed is 2.9 metres deep and 5.10 metres wide. It is to have a pitched roof 3.3 metres high and an eaves height of 2.4 metres.

Relevant Planning History

AWDM/1095/17 - Single-storey rear infill extension to rear (west) elevation. Granted 13.9.17

L/164/85/TP/2806 – single storey rear extension. Granted 10.1.86

Consultations

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan Policy 15
Supplementary Planning Guidance comprising 'Development ManagementStandard No. 3 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development is acceptable as it upgrades a dwelling within the built up area boundary. Of particular consideration is the impact of the extension on neighbour amenity.

No. 25, to the north, has the same original rear wall as the application site and has added a 3 metre deep conservatory to the rear which has clear glazing on all sides. It is set off the shared boundary by approximately 1 metre, as is the proposed extension. The total depth of the extensions proposed in this new application is 5.2 metres, 2.2 metres deeper than the conservatory at 25. It is not considered that it will be harmful to 25's amenity. It is recommended that the glazing in the north side wall of the conservatory should be obscurely glazed below top light level.

The conservatory sits 2 metres off the boundary with No. 21, to the south. It will not be harmful to neighbour amenity.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to match
4. Side window 1.7 metres off finished floor level.
5. North side conservatory wall obscure glazed and non opening below 1.7 metres.

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? No

Case Officer signed:	MOK	Date: 29/12/17
Authorised and signed by:	Peter Barnett	Date: 2 January 2018