# Development Management - Delegated Officer Report

**Application Number: AWDM/1908/20 Recommendation – APPROVE**

**Site: 29 Lancing Close, Lancing, BN15 9NJ**

**Proposal: Single storey rear extension**

**Date of site visit:** Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings:**

The property is a two storey middle of terrace dwelling situated on the west side of Lancing Close. It is pebble dashed and has an existing rear brick extension and front and rear dormers. The property is currently in a rundown state, and the existing extension looks to be unsafe. The boundary fencing is some 2m in height on both sides. There are a bank of outbuildings at the rear of the garden.

Many properties within Lancing Close have undertaken rear extension, including both the adjoining neighbouring properties, no.'s 27 and 31.

**Proposal:**

The application seeks permission to replace the existing extension with a new extension measuring some 5.4m wide x 3.5m deep x 2.75m high (2.9m to top of rooflights)

**Representations:**

Lancing Parish Council: No objection

**Consultations:** None

**Relevant History:**

None

**Relevant Planning Policies and Guidance**

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

**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 surrounding area.

**Visual Amenity:**

The existing extension is quite dilapidated and its replacement will be slightly larger by approx. 1.4m in depth and 200mm in height, it is therefore considered that the replacement will not have any materially negative impacts on either of the neighbouring properties, and indeed will improve the visual appearance of the existing property.

It will also accord with the SPG 'Extensions and Alterations to Dwellings'

**Residential amenity**

It is considered that the residential amenities of the neighbouring residential properties will not be compromised by the replacement rear extension.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Materials
3. No windows in side elevations

**Informative:-**

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 14.01.2021

Authorised by: Peter Barnett Date: 14 January 2021