Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1404/13

Site: **9 Hamilton Road**

Proposal: **Single-storey rear extension**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a single storey rear extension to measure (at max) 3.5 metres in height, 3.2 metres in length, and 5.65 metres in width.

The application property is a semi-detached bungalow with a rear protrusion. The garden boundaries are demarked by close boarded fencing.

The surrounding area is a residential suburb of Lancing.

Relevant Planning History
None

Consultations
Lancing Parish Council: No objections

Representations
None

Relevant Planning Policies and Guidance
Saved Adur Local Plan policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

The extension is of a different contemporary design and style to the host building but it is not out of keeping as its scale is correctly proportionate and its exterior materials/finishes are similar to that of the main building.

No material visual harm would arise from it.

Residential amenity – effect on existing dwellings

It is the neighbours to either side of the application site who are principally impacted upon (the development is physically removed from the remainder).

There is sufficient distance to be retained between the flanks of the extension and those neighbouring buildings to north and south so as to avoid undue overbearing and overshadowing effect.

The existing boundary treatment would screen views from the fenestration of the extension onto neighbours, so resultant overlooking and loss of privacy would not be unacceptable.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Materials and finishes to match

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? N

Case Officer signed: Matthew Porter Date: 19-12-2013

Authorised and signed by: Peter Barnett Date: 20 December 2013