Expiry Date – 13/5

Development Control – Delegated Officer Report

Application Number: AWDM/0486/20 Recommendation – Grant

Site: 8 Barfield Park, Lancing

Proposal: Demolition of existing conservatory and construction of single-storey rear extension.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: via Bing and applicant's photos.

Site and Surroundings

This application relates to a semi detached house on the east side of Barfield Park. The property has an existing rear dormer and rear conservatory.

The property is not in a conservation area and is not listed.

Proposal

Permission is sought to replace the existing rear conservatory with a rendered and painted extension measuring 3.5 metres in depth. It is 2.4 metres high to eaves and has a low hipped roof with a maximum ridge height of 3.2 metres. It sits off the shared boundary with No. 9 by 800mm.

Relevant Planning History

AWDM/1082/13 - Alterations to extend front bedroom and existing porch (to form new lobby) and construction of new landings, ramps and handrails to provide wheelchair access to front and rear of property. Granted 8.11.13

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

The extension is at the rear of the house and not visible from the road. It will not harm the character of the area.

Neighbour amenity

No.9, to the north has a flat roofed rear conservatory which is only slightly less deep than the conservatory to be replaced.

The proposed extension at 3.5 metres depth will not be harmful to No. 9.

No. 7a is to the south and is set at an angle to the application site. It has a much larger rear garden. The extension proposed includes a side window facing the boundary with 7a which is made up of a typical 1.8 mere high panel fence. It is not considered that overlooking will occur.

Flood Risk

The site lies in an area of flood risk. The applicants have submitted a FRA confirming that floor levels will be set no lower than existing and flood proofing will be incorporated into the development.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. In accordance with FRA

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: 28.4.2020
Authorised and signed by:	Peter Barnett	Date: 28 April 2020