Development Management - Delegated Officer Report

Application Number: **AWDM/0770/15** **Recommendation –** Approve

Site: 35 Freshfields Close Lancing

Proposal: Single storey extension to rear (south) elevation

Date of site visit: 16 July 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application site relates to a detached bungalow located on the south side of Freshfields Close. There is a detached garage towards the rear of the site which adjoins the neighbouring garage serving No. 37 to the west.

This is a predominantly residential area comprising of mainly detached and semi-detached bungalows in the immediate vicinity.

Permission is sought for the construction of a single storey extension to the rear of the bungalow and connecting to the garage. The extension would measure 3.3 metres in depth and 4.4 metres in width approximately. The extension would have a hipped roof connecting to the existing projecting roof of the kitchen and with matching eaves and ridge heights to this part (4 metres in height).

Matching materials are proposed.

Relevant site history
None relevant

Consultations
Lancing Parish Council – no objections

Representations
None

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’
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity
The extension would be at the rear of the house and would not be readily visible in the streetscene. The scale and design of the extension would be in

keeping and through the use of matching materials would blend well with the recipient building.

Residential amenity
The extension would be well separated from neighbouring properties and having regard to its limited scale, would not pose any significant threat to the amenities of neighbouring occupiers in terms of loss of light outlook or privacy.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. Permission relates to approved plans:
   Drawing number 1515/01 entitled ‘Block & Site Location Plan’ deposited 2 June 2015
   Drawing number 1515/02 Rev A entitled ‘Planning Existing Details’ deposited 2 June 2015
   Drawing number 1515/03 Rev C entitled ‘Planning Proposed Details’ deposited 2 June 2015

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 letter(s) of representation? N

Case Officer: Rebekah Smith Date: 20 July 2015

Authorised by: Peter Barnett Date: 20 July 2015