Development Management - Delegated Officer Report

Application Number: AWDM/0093/20 Recommendation – APPROVE

Site: 16 Fourth Avenue, Lancing, West Sussex

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

Date of site visit: 10th February 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is an end of terrace property, two storeys with rooms in the roof. It is in a street of similar properties. As existing there is a conservatory to the rear of the property. Consent is sought to remove the conservatory and erect a single storey flat roof extension with roof lantern. The extension is proposed at 4 metres in depth and 5.5 metres wide, almost the width of the existing house.

Representations

None received

Consultations

Lancing Parish Council: - No Objection

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 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 dwelling and its surroundings.

Visual amenity

The extension is to the rear of the property, it will therefore not be visible within the street scene. Materials to be used will match existing. The extension is in keeping with the host property and is subservient in scale.

Residential amenity

The main properties to be affected are those either side of the site. No 14 to the east is not attached however is in very close proximity. This property has an existing single storey extension similar in design and scale to that proposed. The proposed extension will be a similar depth to that adjacent. Adjacent at the attached terraced property is a lean to conservatory. There is some glazing in the side elevation however the main light and aspect is to the rear, north. The existing conservatory at the application site already has an impact upon the conservatory at no. 18. The proposed, solid extension will be slightly deeper than the conservatory at no. 18 yet it is not considered that this change in materials and additional depth will result in any significant loss of light or overbearing impact in this case. Development Management Standards state that an extension could be supported up to 3.5 metres deep adjacent to a boundary with an attached property. This is where there is no adjacent addition. In this case there is an adjacent conservatory and the increased projection at the application site is 0.5 metres. This relationship is therefore acceptable. A condition is attached to ensure that no windows or openings are inserted in the side elevations of the extension.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.

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

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.

Case Officer: Hannah Barker Date: 20th February 2020

Authorised by: Peter Barnett Date: 24 February 2020