Development Management - Delegated Officer Report

Application Number: AWDM/0091/21 Recommendation – Approve

Site: 29 Cecil Road, Lancing

Proposal: Single-storey rear extension to west elevation.

Date of site visit: Assesses using Google Maps and applicant's photos

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is an end of terrace house. It is proposed to replace a conservatory at the rear with a single storey extension measuring 3.15m deep, 4,27m wide and 3m tall.

Relevant Planning History

None

Consultations

Adur and Worthing Councils: The **EHO** recommends a condition to control working hours.

Lancing Parish Council: No objection

Representations

None received

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)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 would not be visible from the street and will have an acceptable impact on the character of the house.

Residential amenity

The proposed rear extension would be set in from the existing south boundary by 0.15m and will only extend out by 3.15m from the rear of the house, thereby complying comfortably with the Council's guidance on residential extensions. It will not cause harm to the attached neighbour to the north.

The bungalow to the south is separated from the site by a driveway and it is positioned further to the rear than the application property. It will not be adversely affected by the proposal. It is not considered an hours of work condition on a domestic extension can be justified in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows

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: Peter Barnett Date: 25 February 2021

Authorised by: Gary Peck Date: 25 February 2021