Development Control – Delegated Officer Report

Application Number: AWDM/0744/13 Recommendation – Approve

Site: 69 Greenoaks, Lancing, West Sussex

Proposal: Proposed porch and single storey rear extension

Date of site visit: 9th July 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is located within the built up area of north Lancing within the setting of a conservation area. It is a detached dwelling with driveway to the front detached garage set back to the side, front canopy and rear conservatory.

Permission is sought to replace the front canopy with a brick built porch with tiled roof of hipped roof design to match the gradient of the existing roof. The porch is 3.6 metres wide, 1.2 metres in depth and has a maximum height of 3.8 metres.

A rear flat roof extension is proposed in place of the existing conservatory. It is 3.9 metres in depth, 4.3 metres wide (the same width as the existing extension) and is 2.9 metres in height and increases to 3.4 metres with the proposed roof lantern.

Representations: No third party representations have been received.

Parish Comments: - No objection

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

Principle

The proposal comprises upgrading of 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 proposed porch will be visible within the street scene it replaces an existing canopy and provides a full hipped roof enclosed porch. It is considered to be a modest addition which relates sympathetically to the existing dwelling.

The proposed rear extension will not be visible within the street scene. The extension is of low level flat roof design and is considered to be in keeping in scale with the existing detached dwelling.

Residential amenity

The front porch is set in from the boundaries either side of the site and is modest in depth there will be no loss or light or overbearing impact to the dwellings either side as a result.

The rear extension is in place of an existing conservatory. It will be deeper although the same width and brick built. The neighbouring property to the north is at a higher ground level and is set back further from the road than the application site. There are windows on the side elevation of no. 67 to the north. Due to the change in levels, limited depth of the proposed extension (within permitted development of 4 metres in depth) and replacement of existing extension it is not considered that there will be any loss of light, privacy or overbearing impact in this case. There are no windows proposed in the northern elevation of the extension, a condition will be attached to restrict any openings in this elevation.

To the south is the rear elevation of 32 Manor Road a large detached period property. Both extensions are set well away from the boundary with this property, an existing garage at the application site also screens the rear extension from the dwelling to the south.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. No windows or other openings on the northern elevation of the extension hereby approved.
4. Approved plans

Informatives: -

1. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

2. 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: Hannah Barker Date: 30th July 2013

Authorised by: Jo Morin Date: 6 Aug 2013