Expiry: 22/5

Development Management - Delegated Officer Report

Application Number: AWDM/0415/24 Recommendation – Grant

Site: 3 Fairview Road, North Lancing

Proposal: Single storey rear extension.

Date of site visit: 17/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a gable roofed bungalow on the south side of Fairview Road in the established heart of North Lancing. The bungalow has been extended on its west side. At the rear it has a raised deck area with 9 steps down to the lawn. Land slopes to the south.

This is not a conservation area and the house is not a listed building. There are no protected trees on the site.

Planning permission is sought to extend the kitchen at the rear onto the deck area adding a 4.2 metre deep flat roofed extension which extends off the east flank wall and is 4.2 metres wide also. It is 2.7 metres in height off the existing deck.

Relevant Planning History

AWDM/1219/20 - Single storey front/side extension. Granted.

Consultations

None undertaken.

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 (December 2023)

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Planning Assessment

Principle

The proposal involves 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 and domestic in scale. It will not be harmful to visual amenity.

Residential amenity

Neither neighbour has objected to this extension. The extension will sit off the shared east boundary with No. 1 by 1 metre with No. 1 set off the same boundary by approximately 0.5 metre. No. 1 is also 0.5 metre deeper than at the site currently.

The extension will not be harmful to neighbour amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows in the east 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:	MOK	Date: 17/5/24
Authorised by:	Peter Barnett	Date: 17 May 2024