Expiry Date - 14/12/2018
Extension of time agreed 02.01.19

Development Control – Delegated Officer Report

Application Number: AWDM/1578/18 Recommendation – APPROVE

Site: 7 Freshfields Close Lancing West Sussex BN15 9LS

Proposal: Single-storey rear extension to replace existing garage and solid roof to existing conservatory both to east and north elevations.

Date of site visit: 06.12.18

Neighbours checked: Yes

Additional neighbour notifications: No

Proposal, Site and Surroundings

The existing dwelling is a semi-detached bungalow with existing rooms in roof with a rear dormer, a conservatory to the east elevation (built around 2003), and a detached garage on the northern boundary.

The adjoining dwelling is No.9 to the south which also had a large rear dormer in addition to a flat roofed rear extension both to its east elevation; there is a 1.8m high close boarded fence along this boundary. No.5 is to the north and is set further forward on its plot.

It is proposed to replace the conservatory roof with a solid lightweight insulated aluminium roof to a similar height and profile to existing. The detached garage would be replaced with a single-storey rear extension to accommodate a study.

The height at the front of the extension would be 3m, the length along the boundary would be 7m and a maximum width of 3.7m. The walls would be rendered to match the dwelling.

Relevant Planning History:

L/183/03/TP Conservatory to rear

Consultations:

None

Representations

None received.

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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 (July 2018)

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 proposals would not be out of keeping with the existing dwelling in terms of appearance and scale. The proposed extension would not be easily visible from the surrounding area, being set back from the road. Therefore there would be no adverse effect on visual amenity.

Residential amenity

The dwelling is to the south of No.5 and the proposed extension would be of a similar length to the existing garage along the boundary.

Only the south elevation of the extension, with glazed door and window, would be face towards No.7 to the south and there is a 1.8m high fence along that boundary. It is considered that there would be adequate space and screening between the site and No.7.

On balance, there would not be a significant effect on the residential amenity of either of the adjoining dwellings as a result of the proposal.

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 elevation of the extension.

Is recommendation contrary to letter(s) of representation? No

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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: Sarah Foster Date: 27.12.18

Authorised by: Peter Barnett Date: 2 January 2019