Expiry Date - 03/07/2014

Development Control – Delegated Officer Report

Application Number: AWDM/0518/14 Recommendation – APPROVE

Site: 117 Freshbrook Road Lancing West Sussex BN15 8DL

Proposal: Proposed first floor side extension.

Date of Site visit: 13/06/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a two-storey end of terrace house with a lean-to east side extension and set in a development of similar houses on a corner plot in the residential suburbs of southern Lancing. The land is flat and the Seaside Primary School is located on the southern opposite side of the road.

The proposal is to replace the current east side extension with a 2-storey dual pitched roofed extension 2.5m wide, set back 1.5m from the house frontage, set down 500mm from the ridge of the main house and aligning with the rear wall. Materials would match.

Relevant Planning History

ADC/0225/10 - Front-porch and single-storey side extension. Permitted.

Consultations

Lancing Parish Council – no objections.

Representations None.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The Council's Development Control Standard No.3 – *Extensions and Alterations to Dwellings* advises that extensions should normally be set back from the main front wall of the dwelling, to provide a visual break and to ensure the extension is subordinate to the main dwelling. This is proposed in this instance and by reason of this and the lower ridge, would still appear as a subservient extension. By virtue of the matching roof slopes, fenestration that would match and align with the existing and matching materials it would harmonise acceptably with the host dwelling. The added volume would not appear unduly cramped and the side gap allowance would ensure minimal effect on the street scene especially given the dwelling is an end of terrace. There would therefore be no significant detriment to the visual amenities of the area.

Residential amenity

The proposed extension is remote from any properties and the nearest is the terrace to the north starting with no. 1 Larkfield Close. Whilst this end property may lose some light and outlook, this would be only marginal compared with the current situation and although an additional rear-facing first floor window is proposed, this lights an ensuite and may be conditioned to be obscure glazed thereby ensuring no significant loss of privacy. No other property will be likely to be affected and overall, the proposal would not amount to an unneighbourly form of development.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Materials and finishes to match
3. Obscure glazed window
4. Approved plans: location plan and drawing nos.12.04.14, 13.04.14, 14.04.14, 15.04.14 and16.04.14 received 8/5/14.

Informative

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 any representations? N

Case Officer signed: Lawrence Simmons Date: 11-6-2014

Authorised and signed by: Jo Morin Date: 18.06.2014

Expiry Date - 03/07/2014