Development Control – Delegated Officer Report

Application Number: AWDM/0762/14 Recommendation – APPROVE

Site: 37 Lisher Road, Lancing

Proposal: Single storey side/rear extension

Date of site visit: 01.07.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the southerly side of Hayley Road, however pedestrian access can be gained to the property from Lisher Road to the south. The dwelling comprises an end of terrace brick built property, there is an existing single storey conservatory located to the rear. The area is predominantly residential in nature and the area is characterised by rows of terrace properties with garage compounds.

The proposal seeks planning permission for a single storey side and rear extension. The proposed extension would replace an existing shed to the northerly side of the property. The proposed extension would wrap round the northerly side of the property and would measure 4.9 metres in length by 2.7 metres in width at the widest point and 3 metres high. The extension would incorporate a pure curve to the north which would follow the curved brick wall along the northerly boundary. The proposed extension would incorporate a flat roof and brick exterior walls to match the existing dwelling.

Consultations: None received.

Representations: None received**.**

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 principle of extending this existing dwelling house is acceptable subject to the proposed extension causing no adverse impact on the visual amenities of the area or to the occupiers of neighbouring properties.

Visual amenity

The proposed extension would sit behind a 2.5 metre high brick wall which lines the northerly boundary of the site. The proposed extension would measure 3 metres high and would incorporate brick walls to match the existing house. The plans submitted show that the proposed extension would follow the curved brick boundary wall and the Agent has subsequently confirmed this to the Case Officer. The proposed extension would be partially visible above the brick wall and therefore from Hayley Road to the north, however the curved line northerly line of the proposed extension and the matching brickwork would ensure that the addition appears sympathetic to the existing dwelling house and boundary treatment. It is therefore considered that the proposed extension would not appear prominent when viewed from road to the north or adversely impact the visual amenities of the area.

Residential amenity

The application site occupies an end of terrace location adjacent to the road to the north. The proposed extension would mainly be positioned on the northerly side of the building and therefore distanced from neighbouring dwellings. To the south, the proposed westerly rear part of the extension would extend 1.2 meters to the rear and not as much as the existing conservatory which is located adjacent to the southerly boundary with the attached neighbouring property. The proposed extension would therefore be screened to the southerly neighbouring dwelling by the existing conservatory addition located to the rear. It is therefore considered that the proposed extension would not cause any adverse impact on the private rear garden amenity of the southerly neighbouring occupier.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit
2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Location Plan, Received on 11th June 2014.
   Title: Block Plan & Existing Floor Plans & Elevations, Drawing No. 210/406/4 B Received on 11th June 2014.
   Title: Proposed Floor Plan, Existing Elevation & Section A, Drawing No. 210/406/5A Received on 11th June 2014.
   Title: Proposed Elevations, Drawing No. 210/406/6

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The materials and finishes of the external walls and roofs of the extension hereby permitted shall match the materials on the existing dwelling house.

Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan 1993-2006.*

Informative

1. Proactive Statement – No Amendments

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebecca Tier Date: 22nd July 2014

Authorised by: Jo Morin Date: 23.07.2014