Expiry Date - 23/10/2014

Development Control – Delegated Officer Report

Application Number: AWDM/1178/14 Recommendation – APPROVE

Site: 13 Orchard Avenue Lancing West Sussex BN15 9EA

Proposal: Single-storey rear extension.

Date of site visit: 2/9/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a terraced 2 storey house on the west side of the road. The house has a small flat roofed addition to the rear south side. The proposal is to erect a single-storey extension between the north boundary and the current rear outrigger. It would be mono-pitched and a maximum of 3.7m high and 3.3m deep. There would be no side windows. Materials would match the existing house.

Relevant site history

L/59/01/tp/19087 - conversion of garage to disabled person's bedroom & shower/wc (incl raising roof) & access ramp to front door (incl. wall 1.4m high) Approved.

Consultations

Lancing Parish Council*:* No objections.

Representations

None received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AH9 and Appendix 11 ‘Supplementary Planning Guidance’ Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The upgrading of the housing stock is supported in principal.

Visual amenity

The extension would be out of view from the front and would thereby no alter the street scene. It would harmonise adequately with the host dwelling otherwise and would be of modest dimensions. Overall it is considered an acceptable form of addition.

Residential amenity

By reason of the extension's modest dimensions and absence of side windows it will not harm the amenities of the occupiers of the neighbouring property to either side at nos, 11 to the south or 15 to the north by way of any significant loss light, outlook or privacy.

The addition would have rear facing doors and windows as well as a velux but the addition would be too distant from neighbouring property to the west and sufficiently obscured from their view as to lead to no material harm to amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. No side apertures
4. Approved plans JW/14/069 received 28/8/14.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: L Simmons Date: 2/10/14

Authorised by: J Morin Date: 06.10.2014

Expiry Date - 23/10/2014