Development Control – Delegated Officer Report

Application Number: AWDM/0255/17 Recommendation – Approve

Site: 21 Brierley Gardens, Lancing

Proposal: Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4m from rear wall of the original house, maximum height 2.7m and height of eaves of the extension 2.7m

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to an end of terrace dwelling. It has an existing conservatory, 2.6m deep, which it is proposed to demolish and replace with a flat-roofed ground floor extension 4m in depth, across the full width of the house, to a height of 2.7m.

Relevant Planning History

None.

Consultations

Lancing Parish Council – No objection

Representations

2 letters of support received from the occupiers of 6 and 11 Brierley Gardens:

- Single storey and will add value to the property
- Will be in line with other extensions and have no harmful impact on the character of the area
- In keeping with other extensions

2 letters of objection received from the occupiers of 20 Brierley Gardens:

- Overbearing
- Will overshadow neighbouring patio
- Should be no deeper than extension at No.19 (3.5m)
- Built hard up against boundary wall and could affect integrity of wall
- Possible damage to drains

- Construction hours should be limited to normal working hours

Relevant Planning Policies and Guidance

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'
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

The proposed extension is 4metres in depth and will sit immediately on the boundary with No.19 which lies to the south of the application property. The extension will be 1.4m deeper than the existing conservatory at No.21 and will exceed the Council's standard for residential extensions by 0.5m. However, No.19 has its own extension, 2.7m deep, meaning that the proposed extension at No.21 will only project beyond the rear wall of the extension at No.19 by 1.3m, which is considered to be an acceptable distance. Its position to the north of No.19 will also help in that no sunlight will be lost as a result of this extension.

The occupiers of No. 19 have objected to the proposal but it is not considered that a refusal on the grounds of loss of light or outlook is justified for the reasons stated above. Their other concerns relate to civil matters such as boundary walls and drains and are not planning considerations.

Recommendation

APPROVE, subject to conditions:

1. Approved Plans
2. Time limit
3. Materials to match
4. No window in south side

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? Y

Case Officer signed: Sarah Crease Date: 31 March 2017

Authorised and signed by: Peter Barnett Date: 31 March 2017