Development Control – Delegated Officer Report

Application Number: AWDM/0135/16 Recommendation – APPROVE

Site: 10 Browning Road, Lancing, West Sussex. BN15 0PY

Proposal: Ground floor front extension

Date of site visit: 03.03.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is located on the north side of Browning Road, and relates to detached bungalow, on rising ground at North Lancing. The bungalow has a gable front section with wavy timber cladding above the headers of the window and entrance door, and brick facing brick below. A conservatory, in very poor condition, has been formed between the front gable section and the side of the bungalow, making a full width built form to the front of the dwelling. Steps to the front door are of concrete and pavers, and have suffered a lot of damage, and thereby are in poor condition.

There is a gap of approx. 1m between the bungalow and the boundary to no.8 and a gap of some 3m to the boundary with the neighbouring property no. 12. A flat roof garage is located to the side rear of the property. There is an existing vehicular access and drive to the site

Proposal

The proposal seeks permission to replace the existing conservatory at the front, with a single storey extension with a false pitch hipped roof. The windows on the corner section will meet at the front/side corner, the remaining walls will be brick faced. The extension will measure some 2.1m x 3.1m with a height of approx. 4.1m

Consultations:

Southern Water: Require a formal application for any new connection to the public foul sewer to be made by the applicant or developer. Request that should this application receive planning approval, the following informative is attached to the consent:-

"A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330303 0119) or www.southernwater.co.uk."

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
DC Standard No.3 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the streetscene in general.

Visual Amenity

Front extensions are difficult to incorporate successfully with the existing house and streetscene. However, in this instance, the proposal will replace an existing front extension of similar proportions.

The property is fairly well screened behind hedging, and therefore, the replacement front extension, will not be overly dominant to the visual amenities of the streetscene.

Residential Amenity

The neighbouring properties, no.'s 8 and 12 would be the properties most directly affected by the proposal, however, due to the distances between those properties and the front extension, together with the fact that the front extension will be a replacement to an existing built form, it is not considered that the residential amenities of the neighbouring properties will be unacceptably compromised in any manner.

Recommendation

APPROVE

1. Standard time limit
2. Approved plans
3. Materials to match existing

Informative

1. 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.

2. Southern Water Informative as above

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

Case Officer: Eve Hearsey Date: 23.03.2016

Authorised by: Jo Morin Date: 24.03.2016