Development Control – Delegated Officer Report

Application Number: AWDM/1228/18 Recommendation – APPROVE

Site: 15 Croshaw Close, Lancing, BN15 9LE

Proposal: Single storey infill rear extension to south west elevation

Date of site visit: 29.09.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

Semi-detached bungalow positioned at the corner of the Close. There is an existing short rear extension and a further longer rear extension to the rear of the property. The short extension is set onto the side boundary with no. 14.

Proposal
The application seeks permission for an infill extension between the side boundary with no. 14 and the existing longer rear extension. It will remove the existing short extension (conservatory) and side wall to the longer extension, and infill with a brick extension which will be off the boundary by 100mm, and it will be to the same depth as the existing brick extension. It will measure approx. 3m wide x 5.3m in depth with a height of 2.9m to the side boundary with no. 14

Consultations: None undertaken

Representations:

Lancing Parish Council: No objection

Relevant Planning Policies:

Adur Local Plan 2017: Policy 15,
Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2018)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The extension to the rear will infill a gap between the side boundary and the existing living room rear extension. It will come very close to the boundary with no. 14, and have a side wall height of some 2.8m which will be higher than the boundary wall.

No. 14 has a rear extension up to the boundary with the application site which is higher than the conservatory of no. 15, and is approx. the same depth as the existing conservatory and has a window to the rear.

The proposed increased depth of the new extension from the conservatory will be approx. 3m which will be in accordance with the tolerance as stated within the 'Development Management Standard No. 2, Extensions and Alterations to Dwellings'

Residential Amenity

The property that could be affected by the proposed extension would be no. 14 Crowshaw Close. As it is an internal infill, No. 16 Crowshaw Close will not be affected by the proposal and there are no properties to the rear to be affected.

No. 14 does have its own extension and the proposed extension will be some 3m deeper than their extension and will have a side wall height of approx. 2.8m. However the proportions of the extension conform to the Development Management Standard as discussed above and thereby the proposal conforms with policy.

Recommendation

APPROVE subject to the following conditions:

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

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 12.11.2018

Authorised by: Peter Barnett Date: 12 November 2018