Expiry Date – 19/5

Development Control – Delegated Officer Report

Application Number: AWDM/0300/21 Recommendation – Grant

Site: 17 Woodard Road, Lancing

Proposal: Single storey rear extension

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: photos

Site and Surroundings

This application relates to a 1970's end of terrace house on the north side of Woodard Road set back from the road behind a public green.

A rear conservatory has been demolished.

The property is not in a conservation area and is not listed.

Proposal

Until recently the property had a rear conservatory on the boundary with No. 19. This has been removed and it is proposed to replace it with a 2.7 metre deep flat roofed extension 2.7 metres in height. An additional 950mm roof overhang is also proposed. Two rooflights are shown in the flat roof with bi-fold doors and a window onto the garden.

Relevant Planning History

None.

Consultations

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

This is a rear extension. It will not harm local character.

Neighbour amenity.

No. 19, to the east, has a conservatory rear extension set off the boundary to avoid their own original rear facing window.

The proposed extension at 2.7 metres in depth is proposed on the common boundary. The previous conservatory, now demolished, was also on the boundary.

It is not considered that significant harm will be caused to the amenity of occupiers of No. 19 with this extension and further roof overhang.

No other neighbour is affected.

Recommendation APPROVE subject to the following conditions:

1. *Approved plans*
2. *3 years*
3. *Materials to match*
4. *No side windows*

Informative

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? No.

Case Officer signed: MOK Date: 29.4.21

Authorised and signed by: Peter Barnett Date: 29 April 2021