Development Management – Delegated Officer Report

Application Number: AWDM/1334/16 Recommendation – APPROVE

Site: 151 West Way, Lancing, West Sussex BN15 8NB

Proposal: Single storey infill extension to front (north) elevation.

Date of site visit: 13/09/16

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a semi-detached bungalow within a street of similar dwellings many of which have been extended and altered with front and rear extensions and dormers. The street is not uniform in appearance. Consent is sought for a single storey flat roof extension to the front of the bungalow adjacent to the boundary with the attached dwelling. The extension will infill a recess at the front of the building and it is proposed to match in form a similar extension adjacent at no. 153.

Consultations: Lancing Parish Council: - no objections

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
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 will be clearly visible within the street scene, it will be a prominent addition. Yet on balance it is considered acceptable as it will match in with the adjacent front extension. It will be of similar design and scale. The front window design will differ yet this is not considered to be an essential feature. In the light of the context of the street scene which is a mixture of additions and materials, finishes

and fenestration details. The height of the extension will match that of next door and will be attached.

Residential Amenity

There will be no adverse impact on neighbours either side as the extension is to be built within an existing recess. It will abut the side wall of the extension at no. 153 and the side front projection at the application site. There will therefore be no loss of light, privacy or overbearing impact as a result of the proposed extension.

Recommendation

APPROVE

1. Standard time limit
2. Materials to match
3. Approved drawings

Informative

1. Proactive statement no amendments

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

Case Officer: Hannah Barker Date: 3rd October 2016

Authorised by: Jo Morin Date: 03.10.2016