Expiry Date – 5/6

Development Control – Delegated Officer Report

Application Number: AWDM/0580/19 Recommendation – Grant

Site: 52 West Way, Lancing

Proposal: Demolition of existing conservatory and construction of single-storey garage to side (north) elevation and two roof lights to existing north-east roof slope of bungalow.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 16/5

Site and Surroundings

This application relates to a semi detached bungalow on the north west corner of West Way and its junction with Boundary Road.

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

Proposal

Permission is sought to replace a modest side conservatory addition with a garage building which uses the shape of the available space and extends up to the side boundary. It is flat roofed and no taller than the existing eaves height or adjoining garage at No. 1 Boundary Road.

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'.

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.

Neighbour amenity

The proposed garage will sit alongside the solid wall of No.1 Boundary Road's garage. It does not extend beyond the rear wall of the house or a glazed area to the rear of No. 1's garage. The garage is set slightly back behind the main front wall and mirrors the front wall of the conservatory to be removed. The new front garage wall will run in line with the front wall of No.1 's garage. It will not result in harm to neighbour amenity.

Rooflights to be added to the side of the original roof to allow light into the side kitchen do not need planning permission. In themselves they are harmless.

Character

The proposal is large and wide and will alter the appearance of this corner property and close the spacing between the two neighbouring bungalows. However, it is flat roofed and therefore modest in height. Similar extensions have been built at No. 86 and No. 48. It will not be so harmful to character to justify a refusal.

However, as it is large and has a separate entrance a condition is recommended preventing its use as a separate dwelling and for incidental use only.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. The garage extension hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwellinghouse and shall not be used as a separate dwelling or for any commercial or business purpose.

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: 22.5.19
Authorised and signed by:	Peter Barnett	Date: 22 May 2019