Expiry Date – 13/2

Development Control – Delegated Officer Report

Application Number: AWDM/1938/19 Recommendation – Grant

Site: 7 The Crescent, Lancing

Proposal: Demolition of existing lean-to and conservatory and construction of rear extension.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 31/1

Site and Surroundings

This application relates to a semi detached bungalow on the west side of The Crescent.

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

Proposal

Permission is sought to demolish a single storey full width rear addition and to add a 4.5 metre deep addition in its place. The new extension is 4.2 metres wide and has a false pitched roof with an eaves height to match the bungalow and a ridge height of 3.2 metres. A lantern light is also proposed.

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 proposal extends only 2.5 metres beyond the rear wall of No. 9. It is well removed from the shared driveway and house at No. 5.

Character

This is a very typical rear addition.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. No side window - north

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: 4.2.20

Authorised and signed by: Peter Barnett Date: 4 February 2020