Development Management - Delegated Officer Report

Application Number: AWDM/0509/14 Recommendation – Approve

Site: 5 Grinstead Lane

Proposal: Single-storey rear extension with porch to rear (east) elevation

Date of site visit: 9-5-2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached two-storey property of the inter-war period. There is an existing single storey extension built off its rear.

The proposal is for a single storey extension to measure (at max) 4.9 metres in height, 6.5 metres in length, and 7.5 metres in width.

The application site lies in an outer residential suburb of Lancing, just off from the A27.

Relevant site history
None

Consultations
Lancing Parish Council: *No objections*

Representations
None

Relevant Planning Policies
Adur District Local Plan (saved policies): AG1, AH7
National Planning Policy Framework (NPPF)

Planning Assessment

Principle

Upgrading of residential accommodation can be supported in principle.

Visual amenity

Although some of the finer design detail of the extension is rather basic, the extension would be positioned at the rear and not be visible from public vantage point. Its scale is appropriate to the host building. It will be built of sympathetic exterior materials and finishes.

Insufficient visual would arise from it.

Residential amenity

It is the neighbours to either side who would be principally impacted upon by this development (it is physically removed from the remainder).

Neighbour to south

The existing garages between this neighbouring building and the extension would screen some of it from view. This, together with the distance involved, would ensure adverse overbearing and overshadowing is avoided.

Views from the side kitchen window onto the neighbour would be screened by boundary treatment, so intrusive overlooking and unacceptable loss of privacy would not result.

Remaining views onto this neighbour would be largely oblique, so intrusive overlooking and unacceptable loss of privacy would be avoided.

Neighbour to north

The extension is to be staggered along the shared boundary so there would be some distance between it and this neighbouring building. Given this, and its single storey design, adverse harm by way of resultant overbearing and overshadowing would be avoided.

Views onto the neighbour would be largely oblique, so intrusive overlooking and unacceptable loss of privacy would be avoided.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. Materials to match existing (except if specified otherwise)

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

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.

Case Officer: Matthew Porter Date: 10-06-2014

Authorised by: Peter Barnett Date: 10 June 2014