Expiry: 29/7

Development Management - Delegated Officer Report

Application Number: AWDM/0702/24 Recommendation – Grant

Site: 16 Orient Road, Lancing

Proposal: Single storey rear extension and new porch.

Date of site visit: 26/6

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a two storey end of terrace house on the south side of Orient Road close to the junction with The Broadway. The property is set back from the road with off street parking in the frontage. It has a lean to conservatory at the rear.

To the north east is a similar (attached) house with a ground floor rear extension and porch. To the south west is a semi detached bungalow with rear addition.

The property is not in a conservation area and is not a listed building. There are no protected trees on the site.

It is proposed to replace the rear conservatory with a 6 metre deep, 3.3 metre high flat roofed extension plus centred step down to the garden. A mono pitched roof porch is also proposed measuring 1.3 metres in depth, 1.9 metres wide with a maximum height of 3.3 metres.

Relevant Planning History

None.

Consultations

Lancing Parish Council: No response.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)

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Planning Assessment

Principle

The proposal involves upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Residential amenity

No.18, to the north east has a rear extension which is approximately 4.5 metres in depth. No. 14 is a bungalow with a rear addition which sits deeper than the extension proposed. Two side windows will face the extension, one is to a bathroom the other is to a bedroom. The extension will be off the shared boundary by 850mm with No. 14 off the same boundary by approximately 750mm. Adequate separation will remain to allow sufficient light and outlook from these rooms.

Visual amenity

The porch is not large. It will be similar to one added next door at No. 18. It will not be higher than the bay window.

The rear extension will not be visible in the public realm.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Kitchen window obsc/unopenable below 1.7m
5. No additional windows in side elevations of rear extension.

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

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: MOK Date: 24/7/24

Expiry: 29/7

Authorised by: Peter Barnett Date: 24 July 2024