Development Management – Delegated Officer Report

Application Number: AWDM/0431/16 Recommendation – APPROVE

Site: 11 Prince Avenue, Lancing

Proposal: Single storey rear extension to west elevation (to replace existing conservatory)

Date of site visit: 24.05.16

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application is a semi-detached bungalow in a cul-de-sac of similar dwellings. There is an existing rear conservatory which is in a poor state of repair and is going to be removed. Permission is sought for a single storey flat roof extension to form an extended kitchen and living room. The extension is to be 4 metres deep, 6.2 metres wide and 3 metres high.

Consultations: None undertaken.

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 proposed extension is to the rear of the dwelling and is therefore not visible within the street scene. Although the existing conservatory will be removed the proposed extension will be greater in depth than existing at 4 metres. This is however not out of scale with the existing bungalow and will not over dominate the property.

Residential Amenity

The main properties to be affected are those either side of the site, no. 9 which is the attached bungalow to the south and no. 13 to the north. Both the adjacent properties have single storey extensions which are a similar depth to that proposed. It is therefore considered that the proposed extension will not result in any loss of light or overbearing impact to the adjacent dwellings.

Recommendation

APPROVE

1. 3 years time limit
2. approved drawings
3. Matching materials
4. No additional side openings

Informative

1. proactive no amendments

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

Case Officer: Hannah Barker Date: 24th May 2016

Authorised by: Jo Morin Date: 25.05.2016