Expiry Date – 23/9

Development Control – Delegated Officer Report

Application Number: AWDM/1123/21 Recommendation – Grant

Site: 47 George V Avenue, Lancing

Proposal: **Single storey rear extension**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 19.8

Site and Surroundings

This application relates to semi detached bungalow on the west side of George V Avenue close to the northern end of the road.

The property has a half width flat roofed rear extension.

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

Proposal

It is proposed to replace the rear extension with a 6 metres deep mono pitched roof extension with an eaves height of 3 metres and a maximum height of 3.7 metres. Two north side windows are proposed, a bedroom window and a secondary living room window. The revised proposal alters them to avoid overlooking northwards.

Relevant Planning History

None.

Consultations

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2021
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

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.

Character

This is at the rear of the property so not in the public realm and therefore not harmful to local character.

Neighbour amenity

No. 45, to the south, has a 3 metre deep extension onto the boundary. The proposal will not be harmful to those at 45.

There are passageways between Nos. 47 and 49, to the north of approximately 1 metre in width each. No. 49 also has a nearly 3 metre deep conservatory half width and abutting its garden's northern boundary. This conservatory has south and west facing windows.

It is not considered that a 6 metre deep extension will cause significant harm to their living conditions. A side bedroom window proposed has been moved back (eastwards) in the wall to look over the side passages rather than past the end of the existing house and towards No. 49's conservatory. A side secondary living room window is now high level, fixed and obscurely glazed to avoid direct overlooking.

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Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Matching materials*
4. *No additional side windows*
5. *Side living room window to be obscured and fixed shut*

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 14/9/21

Authorised and signed by: Peter Barnett Date: 14 September 2021