Development Management - Delegated Officer Report

Application Number: AWDM/0327/18 Recommendation – APPROVE

Site: 24 Seventh Avenue, Lancing, West Sussex

Proposal: Increase footprint of existing side extension to south east elevation.

Date of site visit: 10.04.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow at the western end of Seventh Avenue at the end of the cul-de-sac. There is a driveway and a separate garage to the eastern side of the bungalow. The bungalow has an unusual side roof projection visible from the front with a recessed section behind. Consent is sought for minor work to extend this section to enlarge the kitchen slightly. The rear section will remain recessed although the proposed side lean to roof will be level. This will provide an enlarged kitchen area with side door as existing and the addition of a window.

Lancing Parish Council: - No objection

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 (March 2012)

Planning Assessment

Principle

The proposal comprises 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.

Visual amenity

The proposed works will alter the appearance of the building when viewed from the street scene. The extension is minor in footprint and results in a small lean to addition to the side. It is not considered that the alterations will result in any adverse impact upon the character and appearance of the street scene or the existing building. Materials to be used will match existing and a condition is attached to ensure this.

Residential amenity

The extension is minor in scale and is on the eastern side of the property. The adjacent, nearest property to the site is no. 22. The existing garage at the application site screens any impact upon the adjacent neighbour and the addition of the side window and moving of the side door does not result in any overlooking.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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: Hannah Barker Date: 23rd April 2018

Authorised by: Peter Barnett Date: 24 April 2018