Development Management – Delegated Officer Report

Application Number: AWDM/1077/24 Recommendation: APPROVE

Site: 70 Wembley Avenue, Lancing, West Sussex

Proposal: Proposed single storey rear extension

Date of Site Visit: 7th October 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey detached house within a street of both bungalows and houses. There is a two storey, flat roof extension to the side of the dwelling and a conservatory to the rear. The conservatory is to be removed and a single storey lean to brick and tile extension is proposed. It has a maximum depth of 4.5 metres, stepping in on the north side. The height will be above the first floor windows with 'cut outs' proposed. The materials will match existing.

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)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension is to the rear of the dwelling, to be built in materials to match existing. It will not be visible within the street scene. It is wide being the full width of the

building however it will replace the existing conservatory and still remains subservient to the main dwelling.

Residential amenity

The extension is the full width of the dwelling including the side extension. However there is a step-in from the boundary to the north. This limits the impact on this boundary. It is 4.5 metres in depth, this exceeds the 3.5 metre depth which is supported under Development Management Standards for a semi detached or terraced house. However in this case the house is detached and there is spacing between the dwellings both to the north and south. This depth is therefore considered acceptable and will not result in any significant loss of light or overbearing impact.

There is a cat flap shown in the north elevation. No other openings are shown on the side elevations and a condition is attached to ensure that this will remain the case to avoid any loss of privacy to adjacent occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension, apart from cat flap.

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: 11th October 2024

Authorised by: Peter Barnett Date: 11 October 2024