Development Management - Delegated Officer Report

Application Number: AWDM/0395/21 Recommendation – APPROVE

Site: 25 Annweir Avenue, Lancing BN15 9NF

Proposal: Single storey rear extension

Date of site visit: 26.05.21 Assessment has also been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located on the east side of Annweir Avenue and is a two storey middle of terrace dwelling with an existing full width rear single storey extension approx. 3m deep x 2.85m high. The property also has a rear and a front dormer. The site backs on to Monks Recreation Ground. The fencing to the neighbouring properties at no.'s 23 and 27 is approx. 2m high.

The adjoining neighbouring properties both have existing rear extensions approx. 3m deep. In fact most of the properties have rear extensions, and some also have roof dormers.

Proposal:

Following an amendment, the application seeks permission to replace the existing 3m single storey rear extension with a new single storey rear extension measuring approx. 6m deep x 5.4m wide x 3.0m high

Representations: Lancing Parish Council: No objection

Consultations: None

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

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 surrounding area.

Visual & Residential Amenity

The 6m rear extension is some 3m longer than the existing extension, and will be positioned very close to both neighbouring properties at no.'s 23 and 27 Annweir Avenue. However, no. 23 to the north, has permission for a 6m rear extension (AWDM/0686/21 refers) which was gained on 21.05.2021 for permitted development for prior approval for single storey extension to the rear of the property measuring 6m from the rear wall of the original dwelling, and maximum height 3.55m and the height of the eaves of the extension 3m. Once completed, this extension will be the same as the proposed application at no. 25.

It is considered that, given the permitted development proposal at no. 23, the application proposal will not therefore result in any material harm to no. 23.

No windows are proposed in the side elevations and if approved, it would be prudent to apply a condition to any approval, limiting the provision of a window in either of the side elevations.

The extension as proposed will be approx. 3m deeper than the existing extension at no. 27 and it will be sited to the north of no. 27, thereby there will be limited overshadowing due to this orientation. Further, no. 27 also has a rear canopy of some 2m stretching out past their existing extension, and thereby it is considered that the additional 3m will not materially affect the existing residential amenities of no. 27.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved following amendments

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

Case Officer: Eve Hearsey Date: 9 June 2021

Authorised by: Peter Barnett Date: 9 June 2021