Expiry Date - 05/11/2018

Development Control – Delegated Officer Report

Application Number: AWDM/1349/18 Recommendation – APPROVE

Site: 8 Pemberton Close Lancing West Sussex BN15 9RD

Proposal: Single-storey side extension to east elevation.

Date of site visit: 18.10.18

Neighbours checked: Yes

Additional neighbour notifications: No

Site and Surroundings

The dwelling is a semi-detached bungalow (with No.7 adjoining to the west) at the end of a cul-de-sac. The main garden for the dwelling is on the east side with a small part to the rear (south). No.9 is the same type of dwelling to the north-east.

Proposal

It is proposed to add a side extension to the east elevation which would accommodate a new hallway and front entrance facing north, bathroom and dining area for the kitchen. It would be 3.6m wide and 6.7m long with a 2.8m high flat roof and roof lantern.

Relevant Planning History: None

Consultations: None

Representations: None

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 (July 2018)

Planning Assessment

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 site is at the end of the close and the proposal would be behind a new 1m high entrance gate and the neighbouring outbuilding at No.9.

The extension would be in keeping with the bungalow in terms of materials and scale and there would be no effect on visual amenity and there would be adequate garden remaining.

Residential Amenity

There would be very little effect on the residential amenity of any of the adjoining dwellings; there would be one small window facing south towards the side of No.2 West Close with a fence and mature shrubbery in between. This dwelling is single-storey and part of a larger development built around 2012 and it appears to have only one small side window facing towards No.8. However, there is only approximately 9m between and therefore a condition restricting any further windows should be imposed

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 south elevation of the extension.

Informative

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.

Is recommendation contrary to letter(s) of representation? No

Case Officer: Sarah Foster Date: 30.10.18

Authorised by: Gary Peck Date: 31 October 2018