Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0056/13

Site: **14 Lancing Close, Lancing**

Proposal: **Single storey side extension to extend a kitchen**

Date of site visit: 6th February 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application relates to a two storey semi-detached house in a cul-de-sac within a predominantly residential area. Lancing Close comprises semi-detached and terraced dwellings fronting the road around a green. There are a number of existing rear extensions in the vicinity, including either side of the application property at No 13 (approved 2009) and No. 15 - both single storey wrap-around additions. There is a large outbuilding at the rear of No.15 which extends above the 1.8m fence on this boundary.

The application property has an almost full width single storey rear extension. The rear garden is accessed by a hard-standing to the west side of the property where there is currently a shed. The relatively large rear garden is bounded by a close boarded fencing of varying heights.

Permission is sought for replacement of the existing extension with a single storey rear/side extension, attached to the east to the rear extension of No.13 Lancing Close. The addition would be L-shaped and would wrap around the rear and the west side of the house. It would extend the full width of the property, projecting a further 1.3 m to the west beyond the rear elevation of the parent building and 3.9m to the rear. The side element would project 1.6m from the flank elevation of the house, leaving a 1m gap between it and the boundary of No.15 Lancing Close. It would be set back 3.5m front the front elevation of the house.

3 rooflights are proposed. Matching materials are proposed with white UPVC windows/doors and PVC sheets on the sloping roof.

Relevant site history
None relevant

Consultations

Lancing Parish Council: No objection

Representations
None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity
Although the extension would be visible from the street when looking along the access to the side of the dwelling, it would be set towards the rear of the house (where there is an existing shed) and as such would not be readily visible in the streetscene. The scale and design would be appropriate, not dissimilar to the extension at No.13, although not as wide given the constraints of the plot in comparison to the adjacent property which has a large corner garden. The proposals are considered to be sympathetic in terms of materials, with the exception of the use of PVC sheets on the roof. However, given that the extension would be largely hidden from the public realm, it is not considered that this matter alone would warrant refusal of the application.

Residential amenity

There would be very little impact on No.13, the proposed extension would not be any deeper or higher than the neighbour's extension. The extension would slightly exceed the 3.5m depth normally recommended, although in this instance there would be adequate distance between the proposed rear extension and No.15 Lancing Close to ensure any impact is minimal.

With regard to the side element of the proposal, there is an existing side extension at the side of No.15, with the existing shed almost directly up against it. The proposed side extension would not impact unduly upon residential amenity. A condition will be attached to ensure windows in the side elevation are of obscured glass and to ensure privacy.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc

3. Windows in west side wall of the extension to be of obscured glass and no further openings.
4. Permission relates to approved plans: Details as Existing and Proposed Drawing No.s 32900/1 and 32900/2B and Block plan received 24th January 2013.

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? N

Case Officer: Joanne Sanderson Date: 14th February 2013

Authorised by: Jo Morin Date: 18 Feb 2013