Expiry Date – 3.3, ppa agreed to 6/4

Development Control – Delegated Officer Report

Application Number: AWDM/0015/21 Recommendation – Grant

Site: 2 Eighth Avenue, Lancing

Proposal: **First floor extension over existing single-storey rear extension, addition of render and cladding to whole house, plus new slate roof.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 30/3

Site and Surroundings

This application relates to a detached 30's house on the east side of Eighth Avenue and corner of Upper Brighton Road just beyond the Lancing roundabout. The property has a fully hipped roof with a double front bay detail and is rendered at first floor.

A ground floor extension has been added which extends 1.9 m beyond the side wall towards the northern boundary also.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to add a first floor over the existing ground floor addition to create two bedrooms. The extension is 4.4 metres deep and is proposed with a matching pitched roof. The extended house is then to be rendered at ground floor and clad in dark grey Cedral cladding on the upper floor.

Relevant Planning History

L/61/05 - Four-Bedroom House At Rear (With 2 Parking Spaces Off Rear Access Way). Refused

L/100/03 – Single storey rear extension and front porch Granted 13.7.03

Consultations

Lancing Parish: No response.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

The proposed extension will be visible from the street and from the Upper Brighton Road as it wraps round the side and rear elevations. It is proposed with a subordinate hipped roof to match the house. It will leave a minimum 7 metre gap to the north side boundary. There are examples of two storey rear extensions further south in the street on semi detached houses. The proposal will not be harmful to the character of this detached house or to local character.

The street has a mixed character in terms of property design and materials used. The proposed materials are acceptable.

Neighbour amenity

The only neighbour is at No. 4. No. 4 is a semi detached house to the south with a main rear wall approximately 800mm behind the line of the site. It has also been extended at rear ground floor level and has a side dormer with two windows, a bedroom window nearest the front and a bathroom window towards the rear garden. Nos. 2 and 4 share a side access.

As this extension is due north of No. 4 it will not affect sunlight received. The nearest windows at 4 are a dormer bathroom window, a ground floor bathroom window, lobby and secondary side kitchen window across the shared access.

DM Std No. 2 states:

"*Whilst two-storey (or first floor) rear extensions that are within 1m of a side boundary with an attached dwelling should normally be no deeper that 2m, extensions abutting the boundary will not normally be permitted*."

In this case, the houses are detached and, while situated on the boundary, the extension, for the reasons set out above, is not considered to result in significant harm to neighbour amenity. On balance, the application can be supported.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials as specified*
4. *No south side windows*

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 any representations? No.

Case Officer signed:	MOK	Date: 30.3.2021
Authorised and signed by:	Peter Barnett	Date: 1 April 2021