Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1404/16

Site: **22 Orchard Avenue, Lancing**

Proposal: **Demolition of existing side extension and construction of new single-storey side extension**

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a single-storey side extension to measure (at max) 3.4 metres in height, 8 metres in length, and 2.5 metres in width.

The application property is an end of terrace two-storey dwellinghouse in an outer suburb of Lancing, residential in character.

Relevant Planning History
None

Consultations
Lancing Parish: *No objections*

Representations
None

Relevant Planning Policies and Guidance
National Planning Policy Framework
Saved Adur Local Plan policies: AG1, AH7
Adur Local Plan 2016 (Submission) Policies: 2, 15, 29

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The replacement extension would resemble the existing one in terms of width and position against the front face of the building. The new extension would be slightly higher than the existing one but remains in correct scale and proportion to the host dwelling. Exterior materials and finishes would be acceptable.

Residential amenity

The new extension would closely resemble the size of the existing one (the impact arising from the additional height in terms of light and outlook would be marginal) and so no adverse overbearing or overshadowing would occur.

With no windows in its side facing onto the neighbours, there would no greater potential for overlooking or loss of privacy beyond what is currently experienced.

Parking and Accessibility

The loss of the garage would not adversely impact on on-street highway safety as there is sufficient space on site retained to accommodate the parking demand generated by occupiers.

Recommendation

APPROVE

Subject to the following conditions:-

1. Approved Plans
2. Standard time limit
3. Exterior materials/finishes to match dwellinghouse

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? N/A

Case Officer signed: Matthew Porter Date: 11-11-2016

Authorised and signed by: Peter Barnett Date: 11 November 2016