Development Management – Delegated Officer Report

Application Number: AWDM/0710/23 **Recommendation: Approve**

Site: **11 The Paddocks, Lancing**

Proposal: **Two storey side extension; part over existing single storey extension**

Date of Site Visit: 24 May 2023

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

The application relates to a semi-detached house at the northern end of a line of houses which are accessed from the front via a footpath only, with no road access. It enjoys a large garden and there is open space to the north.

It has a flat roofed side extension which it is proposed to remove and replace with a two storey side extension. The extension is shown as being set back 0.3m from the front of the house and set down from the ridge. The extension increases in width as it goes further back into the site but is staggered with an increased set back and ridge height drop as it steps back.

Planning History:

None relevant

Consultations:

Lancing Parish Council: Support

Representations

None received

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 2021)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension is set back from the front of the house and is suitably subservient, complying with the Council's guidance for extensions. Due to its position at the end of the line, the extension will not be particularly noticeable within the wider area.

Residential amenity

There are no neighbours adversely affected by this proposal due to the property's position and the open space to the north.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Peter Barnett Date: 14 June 2023

Authorised by: Gary Peck Date: 14 June 2023