Expiry Date – 20/11, ppa to 31/12

Development Control – Delegated Officer Report

Application Number: AWDM/1545/20 Recommendation – Grant

Site: 122A South Street, Lancing

Proposal: **Demolition of rear conservatory. Proposed single-storey rear extension to west elevation.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: Applicant's photos.

Site and Surroundings

This application relates to a ground floor flat in a two storey double fronted terraced house on the west side of South Street; opposite the junction with Roberts Road. There is a first floor flat also. To the south is Chesham House, a two storey community centre with shop and tea room at ground floor and two flats over, and to the north a house.

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

Proposal

Permission is sought to remove a timber rear extension and shed and to build an almost full width flat roofed rear extension 3 metres in depth and 2.95 metres high, with two small rooflights. The extension is to be rendered and painted white to match the main dwelling. A window is to be added in the south side wall.

Relevant Planning History

None.

Consultations

Lancing Parish Council: No objection.

Representations

Neighbour above at 122 objects as she is joint owner of the land in question and no consent has been given or legal documentation served/signed etc.

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.

Both adjoining properties sit deeper into their respective plots. The extension is shown 1 metre off the northern boundary and 500mm off the south boundary and shared access. A 3 metre deep extension will not be harmful to either neighbour.

The side window to be installed will be directly onto an access shared with the community centre to the south, according to the applicant's deeds. The community centre wall is solid at this point and so no overlooking will occur.

The land ownership objection is a private matter between neighbours. The correct certificate has been signed now and served on the owner of the first floor flat.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *No side windows*

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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? Yes.

Case Officer signed: MOK Date: 29.12.2020

Authorised and signed by: Peter Barnett Date: 20 December 2020