Expiry Date - 04/11/2014

Development Control – Delegated Officer Report

Application Number: AWDM/1244/14 Recommendation – APPROVE

Site: 49 Cecil Road Lancing West Sussex BN15 8HP

Proposal: Demolition of existing conservatory and entrance porch and erection of new conservatory and porch.

Date of site visit: 02/10/14

Neighbours checked: Y

Additional neighbour notifications: Y – corrected description (7 days)

Proposal, Site and Surroundings

The application site is a detached bungalow in gardens located within a residential area characterised by bungalows. The plot is on a corner position with its front door facing south west. Most of the garden is to the south. The dwelling has a lean-to south side addition. The boundaries are heavily vegetated and otherwise enclosed by a fence to the northern side and low walls to the other sides.

The application seeks planning permission for a flat-roofed south side addition 5.5 metres in width x 2.7 metres high x 3.2m deep. There would be no east side apertures but french windows to the south side [these are shown as bi-fold in the plan] and casement windows to the west elevation. The porch would be flat roofed and would measure 2.3m x 1.7m in plan x 2.7 metres high with west facing window and door. Materials would match the dwelling.

[Initially, proposals for roof alterations were submitted with the application but these were later withdrawn.]

Consultations:

Lancing Parish Council – no objections.

Adur Worthing EHO – no objections. Precautionary informative – contamination.

Representations: None received**.**

Planning history

ADC/0375/08 - Two-bedroom bungalow to north (existing garage to be removed) Refused.

ADC/0487/08 - Two-bedroom bungalow to north (existing garage removed)

(resubmission of ADC/0375/08) Permitted.

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’ National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection to the principle to the proposed development which involves extensions to an existing dwelling house.

Visual amenity

Whilst effectively added to a road side frontage of the dwelling, the proposed extension will be largely screened from public view points by the dense and mature boundary vegetation to the south and west boundaries. The additions otherwise appears compatible in design terms and subservient in scale with the host dwelling, notwithstanding their flat roofed form. The porch would be a minor addition to the property and would harmonise adequately in design terms and taking into account these factors and the proposed matching materials, neither the porch nor the extension would cause disruption to the street scene sufficient to warrant refusal.

Residential amenity

The neighbouring property most likely to be affected in any way is the bungalow at no. 47 to the east. This property has windows in the facing west elevation but otherwise its principal habitable room windows face south and north. Whilst the proposed extension would cause some increased shadowing to the side of this dwelling, regard is had to the presence of the existing extension on the south side that although smaller than that proposed already serves to reduce natural light. Overall, by reason of the low height of the proposed replacement addition on this side it is considered that the proposal would not lead to such loss of light or impression of enclosure as to warrant refusal.

The absence of windows facing neighbouring property would ensure no loss of privacy.

Recommendation

Expiry Date - 04/11/2014

APPROVE

Subject to Conditions:-

1. Time Limit
2. Approved plans: 01 and 200 received on 9th Sept 2014.
3. Materials to match
4. No e side apertures.

Informatives

1. 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.

2. This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils' Contaminated Land Inspection Strategy as having the potential to be contaminated. If during development, any visibly contaminated or odorous material, (for example asbestos, stained soil, petrol/diesel/solvent odour, underground tanks/vessels or associated pipework) is found to be present at the site, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site. It is advised that no further development shall be carried out until it has been investigated. It is recommended that the Local Authority's Environmental Health Department is contacted for further advice.

Is recommendation contrary to letter(s) of representation? N

Case Officer: L Simmons Date: 31/10/14

Authorised by: Jo Morin Date: 04.11.2014