Expiry Date – 25/11, ppa 3/12

Development Control – Delegated Officer Report

Application Number: AWDM/1599/20 Recommendation – Grant

Site: 108 Crabtree Lane, Sompting

Proposal: **Retention of first floor extension to rear (north) elevation**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 17/11

Site and Surroundings

This application relates to a mid terraced house on the north side of Crabtree Lane. The property is not in a conservation area and is not listed.

The extension for which permission is sought is nearing completion. It has been built on top of an existing ground floor extension. Both neighboring properties have ground floor rear extensions. No.112 has a similar two storey rear addition.

Proposal

Permission is sought to retain a 2.1 metre deep largely flat roofed, first floor rear extension.

The application drawings were revised to correctly reflect what has been built.

Relevant Planning History

AWDM/1753/20 - Application for Certificate of Lawfulness for proposed rear dormer and 2no. front roof lights. Pending

Consultations

Lancing Parish Council: No objection.

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'.

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

Typically flat roofed two storey extensions are not supported on design grounds, as per DM Std 2. However, this one is on the rear elevation and modest in scale. There is also one at No. 112, granted permission in 1988. To resist this on design/character grounds would be difficult.

Neighbour amenity

No. 110, to the west, has a bathroom closest to the shared boundary. No. 114 has a wide bedroom window nearest. It is anticipated that adequate light is continuing to be received to this bedroom.

The extension is 16 metres off the rear garden boundary shared with and at right angles to the end of No. 38 West Lane's garden.

No significant neighbour harm is occurring and no neighbour has objected.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 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? No.

Case Officer signed: MOK Date: 1.12.2020

Authorised and signed by: Peter Barnett Date: 1 December 2020