Development Management - Delegated Officer Report

Application Number: **AWDM/0663/15** **Recommendation –** Approve

Site: 41 The Drive, Lancing

Proposal: Single storey rear extension and conservatory

Date of site visit: 1 June 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The site relates to a bungalow located on the west side of The Drive and is linked, by garages, to the neighbouring bungalow to the north. This is a predominantly residential area and the application site comprises one of seven matching bungalows in the street. To the rear of the site is a communal parking area serving houses in Orme Close.

Permission is sought for the construction of a single storey rear extension and conservatory. The extension and conservatory would measure 3 metres in depth and would span the full width of the existing bungalow. The side wall of the conservatory would also be connected to the side wall of the existing garage, triggering the need for planning permission. The extension would have a flat roof measuring 2.7 metres in height approximately and the conservatory would have a lean to roof measuring 2.9 metres in height at the highest point.

Relevant site history
None relevant

Consultations
Lancing Parish Council - 'not required'

Representations
None

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

Visual amenity
The extension and conservatory would be at the rear of the site and would not be readily visible in the streetscene. The scale of the extension proposed would be in keeping with the scale of the bungalow and the use of matching

materials would help it blend with the recipient building. Design and impact on visual amenity is considered acceptable.

Residential amenity
On the north side, the extension would be set at least 3 metres away from the boundary with No.43 and 8 metres from the rear boundary, having regard to the limited scale of the proposed extension and conservatory, the proposal would not have any significant adverse effect on the occupiers of No.43 or on dwellings to the rear.

To the south No.39 is set forward of the application bungalow, but despite this given the modest depth and height of the proposed extension, the site orientation, the intervening garage that exists to the north of No.39, and the separation between the two bungalows it is considered that there would be no significant impact to the amenities of the occupier of No.39 in terms of loss of light or outlook. A condition is recommended to ensure no side windows are installed in the side wall of the extension without permission.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. No further side windows
4. Permission relates to approved plans:
   Drawing number KG/02/THE DRIVE entitled ‘Location Plan’ deposited 12 May 2015
   Drawing number KG/03/THEDRIVE entitled ‘Block Plan’ deposited 12 May 2015
   Drawing number KG/01/Thedrive entitled ‘Ext and Pro Floor Plans Ext and Pro Elevations’ deposited 12 May 2015

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 letter(s) of representation? N

Case Officer: Rebekah Smith Date: 23 June 2015

Authorised by: Peter Barnett Date: 23 June 2015