Development Management – Delegated Officer Report

Application Number: AWDM/0387/24 Recommendation: APPROVE

Site: 7 Fifth Avenue, Lancing, West Sussex

Proposal: Single storey rear extension

Date of Site Visit: 23rd April 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey terraced dwelling within a street of similar properties. There is an existing single storey extension to the rear of the property. This is to be removed and consent is sought for a single storey extension with sloping roof with roof light to extend the kitchen into a kitchen/diner. The extension is set in from the boundary to the east and to be built up to the boundary to the west. As originally submitted the extension was shown to be 4 metres in depth. Amended plans have been received showing the depth of the extension reduced to 3.5 metres, as requested by the case officer.

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 (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 to the rear of the property it will not be visible within the street scene, it is a modest addition and there are other similar developments within the vicinity of the site. The development is in keeping with the character and appearance of the dwelling and locality. Materials to be used will match existing.

Residential amenity

The main properties to be affected are those either side of the site. To the east is an adjacent conservatory. The extension as amended will extend slightly further than this. There is obscured glazing to the side which faces the application site, the proposed extension is set in from this boundary with a side door. There will be no impact upon this adjacent occupier with regards to loss of light, outlook or privacy.

To the west the neighbouring property has not been extended and the extension is to be built up to the boundary. Therefore at 4 metres in depth this was contrary to Development Management Standard No. 2 which states that extensions adjacent to the boundary should be limited to 3.5 metres, (where no adjacent extension exists.) As amended the plans show a 3.5 metre deep extension on the boundary and this can therefore be supported. There would be no adverse impact which would warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extension.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 21st May 2024

Authorised by: Peter Barnett Date: 24 May 2024