Development Management – Delegated Officer Report

Application Number: AWDM/0836/15 Recommendation: APPROVE

Site: 17 Orchard Way, Lancing

Proposal: Single storey side and rear extension

Date of Site Visit: 14 July 2015

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks permission for a single storey side and rear extension. The side element would be on the western side of the building just over halfway back from the front elevation while the rear element would extend across the full width of the building. Both elements would have a shallow pitched roof.

17 Orchard Way is a detached bungalow at the eastern end of the road, close to the turning circle. A footpath carries onto Grinstead Lane. To the east of the application site are rear gardens of properties in Grinstead Lane while to the west, the nearest neighbour is number 16, semi-detached with number 15.

Planning History:

None relevant

Consultations:

None undertaken

Representations:

None received

Relevant Planning Policies:

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB23 & AB25 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

The application seeks to extend an existing residential property within the built-up area to which there is no objection in principle.

The subject property is unobtrusive in the road being one of the smaller properties and located at the end where the road ends and the footpath continues. The side extension is set well back and the rear extension would not be visible from public view so there would be little visual impact.

Any impact upon residential amenity would be to the neighbouring property to the west but there is a fence, relatively new looking, separating the properties as well as a side access to both properties – the access serving the neighbour leading to a garage set back in the rear garden. The separation distance therefore means that the proposed extension would not adversely affect the amenities of the neighbouring property.

Accordingly, the application is considered acceptable.

Recommendation

APPROVE

Subject to Conditions:-

01 Full Permission
02 Matching Materials
03 No windows western elevation
04 Approved Plans

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

Case Officer: Gary Peck Date: 22 July 2015

Authorised by:  Date: 29th July 2015.