Expiry Date - 08/09/2022

Development Control – Delegated Officer Report

Application Number: AWDM/1192/22 Recommendation – APPROVE

Site: 32 Penhill Road Lancing West Sussex BN15 8HJ

Proposal: Single storey rear extension

Neighbours checked: Y

Additional neighbour notifications: **N**

Proposal, Site and Surroundings

The application relates to a semi-detached property located on the southern side of Penhill Road, BN43. The property is a two storey L shaped property with a single storey rear extension that appears to be part of the original design.

The property at No. 30 is a semi-detached property with a single storey rear infill extension and a dormer extension to the rear roof slope.

The property at No. 34 is semi-detached and is a similar design to the subject property with a single storey rear extension that projects 3.4m along the boundary from the rear of No. 32.

The surrounding area is residential with a mix of terraced and semi-detached properties.

The proposal is for a single storey rear extension that would measure 4.8m in depth, 5m wide and have an overall height of 3.6m with a pitched roof with two roof lights.

Relevant Planning History:

None.

Consultations:

Private sector housing were notified of the application making the following comment(s) – no objection.

Lancing Parish Council were notified of the application making the following comment(s) – no objection.

Representations:

There were 5 properties notified of the planning proposal. At the time of writing this report there were no letters objecting to the proposal.

Relevant Planning Policies

Adur Local Plan 2017 – Policies 15 and 18

'Supplementary Planning Guidance Development Management Standard

No.2 'Extensions and Alterations to Dwellings''.

National Planning Policy Framework (February 2019)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality and the effect on the character and appearance of the dwelling and its surroundings.

Visual Amenity

The proposal is to the rear of the property and therefore will not be seen from the street. It is considered that the proposal will not impact on the visual amenities of the subject property, the character of the neighbouring properties or the street scene.

Residential Amenity

The proposed extension will project 1.4m beyond the extension on the shared boundary with No. 34, however in considering the outlook from this part of the property it is clear that this is not a habitable room as there is small window that belongs to either a ground floor bathroom or a store room. The distance beyond that extension is acceptable though in amenity terms.

The property at No. 30 has a rear infill extension that extends from the existing rear elevation and along the boundary with the subject property. It has a flat roof and windows that face the 1.8m high boundary fence. The proposed extension will be set away from this boundary by 2.7m. It is considered that the proposal although outside this councils guidelines on single storey extensions is acceptable in its siting and design and would not be detrimental to the residential amenities of the adjoining occupiers.

There will be no loss of light to the adjoining occupiers due to the suns orientation and the siting of the proposed extension. There will be no overlooking issues nor will the proposal affect the privacy of the adjoining occupiers as the doors and windows to the proposal will face into the garden area and there are 1.8m high boundary fences to either side of the property to the rear. Therefore it is considered that the proposal by way of its design, size

and siting would not unduly effect the residential amenities of the adjoining occupiers of the properties at No. 30 and No. 34.

Highways and Parking

The parking arrangements to the front of the property remain unchanged and are not a consideration of this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Matching materials

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: J. Price Date: 08/09/22

Authorised by: Peter Barnett Date: 8 September 2022

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