Expiry Date – 7/9

Development Control – Delegated Officer Report

Application Number: AWDM/1066/20 Recommendation – Grant

Site: 11 Upper Kingston Lane

Proposal: **Part two, part single storey rear extension**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 20/8

Site and Surroundings

This application relates to a semi detached house on the west side of Upper Kingston Lane. The house shares a drive with No. 9 to the south and they both have paired detached garages beyond their rear walls.

No. 9 has added a two storey rear extension. No. 13, to the north, has a single storey rear extension to the depth now proposed.

The site is not in a conservation area and is not listed.

Proposal

Planning permission is sought to replace the existing conservatory with a part two storey, part single storey rear extension. The extension measures 4 metres in depth and the first floor is 3.75 metres in width. It has the same eaves height as the house and a lower ridge line.

Relevant Planning History

AWDM/1263/13 - Steps with handrail to front entrance door.

Consultations

None undertaken.

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

There are a number of examples of similar extensions in the street.

Neighbour amenity

No. 13 has a single storey extension to the same depth. It has a wide first floor rear window close to the common boundary. The extension proposed does not break a 45 degree angle from the mid point of 13's first floor window.

No. 9 has a similar two storey extension. This has no flank windows. The window proposed in the ground floor south side will overlook the shared driveway only and not cause significant harm to neighbour privacy.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to match
4. No side windows

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 any representations? No.

Case Officer signed:	MOK	Date: 4.9.2020
Authorised and signed by:	Peter Barnett	Date: 4 September 2020