Development Management - Delegated Officer Report

Application Number: AWDM/0712/22 Recommendation – APPROVE

Site: 5A Third Avenue, Lancing, BN15 9PU

Proposal: Single storey rear extension

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is situated on the south side of Third Avenue, Lancing, and is a two storey end of terrace dwelling. There is an existing single storey, full width rear extension with a further conservatory extension added on to the existing extension.

The terrace of 5no. all have existing rear extensions, as do many of the neighbouring properties.

Proposal:

This application seeks planning permission to:-

- Replace the existing conservatory with a brick faced, flat roof extension

Consultations: None

Representations: Lancing Parish Council: No comment

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

Being at the rear the proposal will not be readily viewed from the street. The extension will be replacing an existing built form of a conservatory. The size of the proposed rear extension will be comparable with the conservatory, but the main change will be the roof, which is going from a sloping roof to a flat roof. The new flat roof will be higher than the conservatory, and will come to the same height as the existing full width rear extension, thus being more assimilated into the design of the dwelling.

It is considered that as the existing and proposed extension will be similar in size, albeit slightly deeper and taller, it will not materially affect the existing visual or residential amenities of the neighbouring properties or the character of the area. At 3.1m deep, it falls within the recommended 3.5m depth for rear extensions as set out within the Council's DM Standard No.2.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Window

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 14.07.2022

Authorised by: Peter Barnett Date: 14 July 2022