Development Management – Delegated Officer Report

Application Number: AWDM/0561/24 Recommendation: APPROVE

Site: 12 Myrtle Crescent, Lancing, West Sussex

Proposal: Single storey rear extension (retrospective)

Date of Site Visit: 20th May 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a terraced, two storey dwelling. Retrospective planning consent is sought for a single storey rear extension with sloping roof with rooflights. At the time of the site visit works were underway with the full structure complete. Although the extension is less than 3 metres in depth consent was required as there was an existing rear addition which was removed and therefore technically this was a side and rear wrap around extension therefore planning permission was required.

Representations: - None received

Lancing Parish Council: - It was resolved to support this application, no objections were made.

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 site, modest in scale and matching in design with the adjacent, attached dwelling. It is in keeping in character and scale with the host dwelling and surrounding locality. The materials to be used will match existing.

Residential amenity

As stated above the extension matches that adjacent therefore there will be no impact upon the occupiers of this neighbouring dwelling. To the west the attached dwelling has a lean to extension shallower than that built at the application site. However the total projection is limited at 2.8 metres therefore it complies with Development Management Standard No.2 which requires extensions to not project further than 3.5 metres beyond the rear of a neighbouring property. There will be no loss of light, outlook or privacy which would warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

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

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 5th June 2024

Authorised by: Peter Barnett Date: 5 June 2024