Expiry Date – 19/1

Development Control – Delegated Officer Report

Application Number: AWDM/1929/20 Recommendation – Grant

Site: 19 Orchard Avenue, Lancing

Proposal: **Single storey side/rear extension to replace existing garage and conservatory.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: applicant's photos

Site and Surroundings

This application relates to an end of terrace inter war house on the west side of Orchard Avenue. It has a recessed parapeted garage on its north side abutting a similar garage at No.21. The garage is extended at the rear with a lean to addition and there is a conservatory close to the boundary with No. 17.

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

Proposal

It is proposed to remove the garage, lean to and conservatory and replace them with a wrap around garage and full width rear extension.

The garage is to be set back from the front, as now. It is proposed to extend 3.6 metres beyond the rear wall. To the flat roof it is 3 metres in height with a mock pitched roof to the front of the garage. There is a rooflight in the garage and a high level window in the south side wall of the rear extension.

Relevant Planning History

None.

Consultations

Lancing Parish Council: No objection

Highways:
'Summary
This proposal is for the replacement of an existing garage and conservatory with a single storey side/rear extension. The site is located on Orchard Avenue, an unclassified residential road subject to a speed restriction of 30 mph. WSCC in its role

as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Content
The applicant proposes to replace the existing conservatory/garage with an extension to provide additional living space and an extended garage. The LHA does not anticipate that this proposal would result in a material intensification of movements to or from the site.

The LHA does note that the proposed garage has approximate internal dimensions of 2.6m x 9.4m. Whilst the width of the garage falls short of the minimum specifications for single car garages of 3m, the LHA acknowledges that the garage is restricted by the site boundary. The LHA appreciates that the proposed garage will be larger than that of the existing, allowing for the parking of one car and storage of cycles.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing arrangement is operating unsafely or that the proposal would exacerbate an existing safety concern.
Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.'

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'.
WSCC Guidance on Parking at New Developments (Sept 2020).

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

From the street the development will not differ greatly from what is there now. The rear additions will not be visible.

Neighbour amenity

No. 17, to the south, is unextended to the rear. The extension proposed, though fractionally larger than the maximum suggested in DM Std 2 will not be harmful to them. The high level south side window will be condition to be a minimum 1.7 metres off floor level and non openable. If No. 17 decides to build an extension in the future this window will be obstructed. This is the applicant's risk.

No. 21 has a garage on the shared boundary to the depth of the garage at site. They do not have an extension rear of the garage but do have a conservatory addition to the rear of their house. Again it is not considered that the scale of the proposal will be harmful to the residential amenity of No.21.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to match*
4. *Side window, high level and obscure*
5. *No new 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: 5.1.21

Authorised and signed by: Peter Barnett Date: 5 January 2021