Development Management – Delegated Officer Report

Application Number: AWDM/0548/16 **Recommendation: APPROVE**

Site: 6 Finches Close, Lancing

Proposal: Side extension to west elevation.

Date of Site Visit: 11 May

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks permission for a flat roofed side extension on the western side. There is already a smaller flat roofed projection on that side which the proposed extension will wrap around.

The application site is comprises a bungalow on the northern side of Finches Close and is one of the larger plots in the immediate vicinity. To the west is a pair of semi-detached houses set closer to the road on smaller plots. The property closest to the application site has its own flat roofed extension. As these properties do not extend as far back, the application site is also adjacent to the rear boundaries of a group of 3 houses in The Tynings.

Planning History:

None relevant

Consultations:

Southern Water request an informative should permission be granted.

Representations:

No comments received

Relevant Planning Policies:

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB23 & AB25 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

This is a very minor proposal which although consisting of a flat roof will have little impact upon the street scene, being set well back, nor upon neighbouring properties given that the property nearest has its own rear extension.

Recommendation

APPROVE subject to the following conditions:

01 Development in accordance with approved plans
02 Full Permission
03 Matching Materials
04 No windows…western elevation…

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

Case Officer: Gary Peck Date: 1 June 2016

Authorised by: [redacted] Date: 2nd June 2016