Development Control – Delegated Officer Report

Application Number: AWDM/1820/17 Recommendation – APPROVE

Site: 68 Kings Road, Lancing, BN15 8DY

Proposal: Demolition of existing bedroom and construction of single storey rear extension.

Date of site visit: 04.01.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached bungalow on the north side of Kings Road, The rear has an existing extension in a bay fronted extension with a cone type pitched roof.

The locality contains predominantly bungalows.

Proposal

Permission is sought for to remove the existing bay fronted extension and replace with a standard rectangular single storey extension with a false pitch roof.

The proposed extension will measure some 4m wide x 4.4m long on the longest side and 3.1m long on the shortest side. Its height will be some 3m.

Relevant Planning History: None

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017: Policy 15
Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential amenities and character of the locality.

Visual Amenity

The proposed extension will replace an existing extension, with a more traditional build. The eaves will be of the same height as the existing bungalow. Although only a false pitch roof, the pitch is the same degree as the existing dwelling. The design, for the rear of the dwelling is acceptable.

Residential Amenity

The extension is sited over 6m from the boundary with no. 66 and therefore will not affect that property in any material way. To the west, No.70 is sited in front of No.68 and its rear windows are therefore such a distance away (8m) as to not be adversely affected by this proposal which is sited some 2.5m from the boundary.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to match existing

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 23.01.2018

Authorised by: Peter Barnett Date: 23 January 2018