Expiry Date – 31/8 ppa 29/9

Development Control – Delegated Officer Report

Application Number: AWDM/1010/20 Recommendation – Grant

Site: 9 Crabtree Lane, Lancing

Proposal: Single-storey side/rear extension to form an attached annexe

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 20/8

Site and Surroundings

This application relates to a semi detached bungalow on the south side of Crabtree Lane. The property has been extended to the rear with a conservatory and has a detached garage in the south east corner of the rear garden.

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

Proposal

Planning permission is sought to demolish the garage and to erect a side and rear addition which extends from the same corner of the garden as the garage and down the drive way by 5.5 metres. It is largely flat roofed to 2.9 metres high with a front pitch 3.55 metres in height.

The application describes the extension as an 'annexe'. The applicant's mother's mobility is impaired and it is for her.

Relevant Planning History

ADC/0595/07 - Rear conservatory (retrospective). Granted

Consultations

Highways:

'This proposal is for the erection of a single storey extension to form an attached annexe. The site is located on Crabtree Lane, a C-classified road subject to a speed restriction of 30 mph in this location.

The proposed annexe will result in the loss of an existing garage and therefore, one parking space. However, from inspection of the plans and Local Mapping, the site currently benefits from a large driveway and parking area, which the LHA considers to be sufficient for the anticipated parking needs of the dwelling.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing arrangement is operating unsafely or that the proposed annexe would exacerbate an existing safety concern.

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.'

Health: *No objection*

Lancing Parish Council: *No objection.*

Representations

No 7 has written saying they do not object to the extension.

'I have attached a couple of photos to illustrate both the position of the window, the ability for its repositioning and the fact that there is a French window to the rear of the room.
I have agreed with Matt that we are happy to brick up the window to allow the planning to progress whilst we reposition the new window in the near future.'

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'.

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.

Neighbour amenity

The extension occupies land currently housing a garage in the rear garden and also extends down the driveway towards the road by 5.5 metres. The extension will obstruct a secondary window in the flank wall of No. 7. Occupiers of No.7 have written saying they have no objection and have sent photographs to demonstrate it is secondary to rear facing French doors. No other neighbour is affected.

Character

The extension is set 15 metres back from the frontage. It will not be harmful to local character.

As the extension is described as an annexe by the applicant a condition is recommended that prevents subdivision and use only for ancillary purposes.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *No side windows*
5. *Ancillary only*

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: 25.9.2020
Authorised and signed by:	Peter Barnett	Date: 25 September 2020