Development Management - Delegated Officer Report – Site Notes

Application: AWDM/1017/17 **Recommendation – Approve**

Site: **62 Old Shoreham Road**
Lancing

Proposal: **Addition of conservatory to existing single-storey rear extension on south elevation.**

Date of site visit: 31.08.16

Neighbours checked: Yes

Additional neighbour notifications: No

Proposal, Site and Surroundings

No.62 is a semi-detached bungalow with rooms in the roof and an existing single-storey rear extension which is 4.68m in depth. It is proposed to add a conservatory to the end of the extension 3m deep, 7.62m wide and 3.15m to ridge.

Relevant site history

None

Consultations

Parish: No objection

Representations

None

Relevant Government Legislation and Guidance

National Planning Policy Framework (CLG 2012)
Saved Adur Local Plan Policies: AG1, AH7

Planning Assessment

Whilst the overall depth of the extension and conservatory would be 7.68m from the original rear wall of the dwelling, there would be a substantial gap on each side so that the effects on the residential amenities of the two adjoining dwellings would be minimal. There would also be very little effect on the visual amenity of the surrounding area.

Recommendation

APPROVE:

Conditions:

1. **Drawings**
2. **Standard time limit**

Case Officer: Sarah Foster Date: 09.10.17

Authorised by: Gary Peck Date: 10 October 2017