Development Management - Delegated Officer Report

Application Number: AWDM/0227/21 Recommendation – APPROVE

Site: 165 Brighton Road, Lancing, West Sussex

Proposal: Single storey rear extension

Date of site visit: No visit use of photographs and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a ground floor flat within a two storey end of terrace property on the north side of Brighton Road Lancing. It has a traditional two storey rear projection with ground floor extension. Consent is sought to remove the existing extension and replace with a wider and deeper single storey extension with lean to roof, 3.4 metres in depth to create an additional bedroom to the rear.

Representations

Lancing Parish Council: No objection

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed extension is small in scale in relation to the main building and will be a modest addition. It will not be visible within the street scene, painted render and roof tiles to match existing are proposed.

Residential amenity

The attached dwelling to the east has a rear extension which infills the recessed section to the side of the property and projects to the rear. A blank side elevation faces onto the application site. The rear extension will therefore have no adverse impact upon the amenities of the adjacent occupiers. There will be no loss of light or overbearing impact in this case. There is a side window facing toward the boundary however there is spacing between this and the boundary, a boundary fence and therefore no significant overlooking will occur this relationship is considered acceptable.

It is not considered that there will be any impact upon the occupiers of the first floor flat. The proposed extension will not alter the access to the rear garden or use of this space.

To the west is a block of purpose built flats at Beachcroft Place. There is a blank elevation adjacent to the application side and the proposed extension will not project to the rear of this neighbouring building. An additional window is proposed to the west elevation however this will not overlook or affect residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

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

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

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.

Case Officer: Hannah Barker Date: 16th March 2021

Authorised by: Peter Barnett Date: 16 March 2021