Expiry Date – 16/7

Development Control – Delegated Officer Report

Application Number: AWDM/0781/21 Recommendation – Grant

Site: 96 West Way, Lancing

Proposal: **Single storey rear extension and conservatory plus front entrance porch.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 16.6

Site and Surroundings

This application relates to a semi detached bungalow on the north side of West Way close to its western end. The bungalow has a deep rear garden which backs on to open land.

As built these bungalows have projecting front and rear additions on their outside walls. It has a side passage on its east side to the rear garden and off street parking for two cars at the front. The property is unextended and is finished in painted render with a tiled roof.

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

Proposal

Panning permission is sought to infill the light well at the rear adjoining No. 98 and to extend it out by 3.5 metres including a 2.4 metre deep conservatory. It is 2.6 metres high. The conservatory will have ramped access to allow an occupier to access the house unhindered and without assistance as there is step at the front door.

It is also proposed to add a front porch. The porch measure 1.6 metres in depth by 2.29 metres in width, exceeding the floorspace allowed under permitted development. It has a maximum height of 2.6 metres.

Relevant Planning History

AWDM/0447/21 - Change of use of outbuilding to foot health care business. Granted 23.5.19

Consultations

Lancing Parish: No objection.

Representations

None received.

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'.
WSCC Guidance on Parking at New Developments (Sept 2020).

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

No. 98, to the west has extended into their lightwell. The extension is 3.5 metres beyond the extended rear wall of No. 98. At this depth and no higher than the eaves the extension will not be harmful to No.98 occupiers. Windows in the west facing wall are shown to be fixed and obscurely glazed.

No.94, to the east, is already 4 metres less deep adjoining the shared boundary. Both properties are separated by side passages. The conservatory addition proposed closest to this boundary is 2.4 metres deep. The lightweight nature of it means it will not cause significant harm to the neighbour. It will provide independent access for an occupier.

Given the distance off the boundary and the intervening 1.8 m high fence it is not considered necessary to require the east side door or windows to be obscurely glazed.

The proposed porch will sit alongside the front door and hallway of No. 98. Its scale is not excessive. An existing stepped wall between the two neighbours at this point is shown to be retained. Glazing is again shown in the west wall and is conditioned to be obscure and non-opening.

Character

Local character has been altered significantly. The extensions will not affect local character.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*

4. Windows in the west side walls of the conservatory and porch fixed and obscure

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: 29.6.21
Authorised and signed by:	Peter Barnett	Date: 29 June 2021