Development Management – Delegated Officer Report

Application Number: AWDM/1765/22 Recommendation: APPROVE

Site: 3 West Avenue, Lancing, West Sussex

Proposal: Proposed single storey side and rear extension.

Date of Site Visit: 6th December 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a semi detached bungalow within a street of similar properties. The bungalow has a large front and rear flat roof dormer and a side gabled roof. There is a single storey rear extension and side flat roof garage. Consent is sought to remove the side garage and to construct a single storey flat roof extension to the side and rear. This will replace the existing garage and connect to the rear with the existing single storey extension. A kitchen diner and ensuite bedroom will be created.

Consultations

West Sussex County Council: The Highways Authority: - The highway authority 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 111) and that there are no transport grounds to resist the proposal.

Lancing Parish Council: - No objection

Representations: - None received

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension will be clearly visible within the street scene as is the current garage. The proposed extension will be slightly higher with a flat roof design as existing. A window is proposed, replacing the garage door. The extension will wrap around the rear and will abut the existing rear extension. The proposed development will not be overly large, is a single storey only and will be in keeping in size and scale with the existing bungalow.

The plans show weatherboarding to be used on the proposed extension and continuing along the rear. The applicant's agent has confirmed that this will be mid grey. This will be conditioned to ensure this is the case. There are other examples of weather boarding within the locality with a similar finish and alternative colours.

Residential amenity

The attached bungalow will be screened from the proposed development by the existing rear extension which the proposed extension will join. There is open land to the other side of the site. The side extension will be visible from the bungalow opposite however there will be no loss of light or overbearing impact as a result and the window will create no greater overlooking than already exists.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Light grey weatherboarding.

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: 13th December 2022

Authorised by: Peter Barnett Date: 13 December 2022