Development Management - Delegated Officer Report

Application Number: AWDM/1105/18 Recommendation – APPROVE

Site: 52 Cecil Road, Lancing, West Sussex

Proposal: Single storey extension to replace existing on west elevation.

Date of site visit: 29th August 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached hipped roof bungalow. There is as existing a small side flat roof brick extension and behind this set back toward the rear of the bungalow is a side conservatory style addition. Consent is sought to remove the existing addition and rebuild as a solid brick construction with a flat roof. The extension will have the same footprint as the existing structure and will be slightly higher with two roof lights in the flat roof.

Representations

None received

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 (July 2018)

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 structure is to the side of the building, although it is set back the glazed structure as existing can be seen from the street, part of which is screened by an existing brick built side extension nearer the front of the building. The replacement structure will also be visible, yet it will blend with the existing brick structure. It will not be visually prominent within the street

scene, the materials used will match existing and the building is modest in size.

Residential amenity

The main property to be affected is that adjacent to the side of the extension, no. 54 Cecil Road. The extension is well set back from the rear of the adjacent bungalow due to the positioning of bungalows in relation to one another. Although the structure is up to the boundary with the neighbour it does replace an existing structure. There is a boundary fence which will screen the majority of the extension, the flat roof will be visible above the fence. It is not considered, however that the extension will result in any loss of light or overbearing impact which would warrant a refusal in this case. A condition is also attached to ensure that no openings are inserted in the side elevation facing the neighbour.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No openings on the west elevation of the building hereby permitted.

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: 29th August 2018

Authorised by: Peter Barnett Date: 29 August 2018