Expiry Date – 28/4

Development Control – Delegated Officer Report

Application Number: AWDM/308/21 Recommendation – Grant

Site: 33 Croshaw Close, Lancing

Proposal: **Proposed single-storey extensions to rear and west side elevations.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 9/4

Site and Surroundings

This application relates to a chalet bungalow on the north side and corner of the close. The property is prominently positioned with a large front. Side and rear gardens. It has a garage and vehicle access at the rear. Houses to the north are closer to the road than the existing property.

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

Proposal

Permission is sought to extend to the side and rear. A front extension has been removed from the drawings.

The rear extension squares off an existing rear addition and the side extension projects 2.4 metres towards the road. They are shown to have a hipped roof.

Relevant Planning History

None.

Consultations

Lancing Parish Council – 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.

Character

The side extension does not extend as near to the road as the garage to the rear or the houses beyond. It will still leave more than 4.5 metres to the side boundary. It will not be harmful to local character.

Neighbour amenity

The rear extension is away from the common boundary with No. 32 and all other neighbours. No neighbour harm will occur.

Recommendation APPROVE subject to the following conditions:

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

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 15.4.2021
Authorised and signed by:	Peter Barnett	Date: 19 April 2021