Expiry Date – 13/11

Development Control – Delegated Officer Report

Application Number: AWDM/1376/20 Recommendation – Grant

Site: 72 Grinstead Lane, Lancing

Proposal: Single storey rear extension.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: via applicant's photos and previous app photos..

Site and Surroundings

This application relates to a detached two storey dwelling on the west side of Grinstead Lane, a busy road linking the coast with the A27 to the north. This is an established residential area.

The property has recently undergone extensions to make it fully two storeys having been built as a bungalow. It has a grey weatherboard clad upper floor and white painted rendered ground floor. On its north side it has a garage and store behind on the shared boundary with No. 70 to the depth of the main rear wall.

No. 74 to the south is a 2 storey house and No. 70 to the north is a gable fronted bungalow.

Proposal

Planning permission is sought for a single storey rear extension measuring 6.2 metres in depth. It has a hipped roof with an eaves height of 2.3 metres and a ridge height of 3.5 metres. It sits off the boundary with No. 74, by just over 5 metres and off the north boundary with No. 70 by 1.8 metres. No. 70 has a 3 metre wide driveway abutting the common boundary and a garage at the head of it.

Relevant Planning History

AWDM/1898/17 - Addition of first floor with raised roof ridge, alterations and revised fenestration to create 4 no. bed two storey dwelling; removal of existing rear extension and side garage/store. Granted 9.2.18

Consultations

Lancing Parish Council – No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

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. 74 has a brick built single storey rear extension which extends approximately 2 metres beyond the rear wall of the application site. The proposed extension will be 5 metres off the shared boundary with No. 74 so 6 metres depth will not be unneighbourly.

No. 70 sits deeper into their plot and is approximately 4 metres deeper than the original rear wall at site. This bungalow has two secondary living room windows in its south side wall onto its own driveway. This living room has its main outlook at the rear down their own garden. The extension is at least 4.5 metres from these windows too.

No significant harm will occur.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Matching Materials

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: 20.10.2020
Authorised and signed by:	Peter Barnett	Date: 20 October 2020