% **Expiry Date -**

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0204/12

Site: **42 Boundstone Lane Lancing**

Proposal: **Hip-roofed single-storey north side extension**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is to extend a modest bungalow on a corner site at a cross roads in a residential suburb of Lancing, by way of a single storey dual-hipped side extension to measure (at max) some 4.1 metres in height, 8.6 metres in length, and 3 metres in width

The majority of buildings in the immediate area are bungalows, some have been extended. However the 'spacing' between those bungalows occupying the immediate corners of the cross-road and the respective highway remain as originally built out.

Relevant Planning History
None

Consultations
Worthing and Adur Councils: The Environmental Health Officer requests precautionary contamination condition is imposed.

Lancing Parish Council**:** No comments received to date.

Representations
None

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): BE1, CC1, CC6
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7

Planning Assessment

Principle

The upgrading of residential accommodation is acceptable in principle

Visual amenity

The spacing between the buildings which occupy the corner sites on the cross–roads and the respective highway defines the character and appearance of the immediate area. It is important this local distinctiveness is retained.

Although the extension would narrow the space between the building and the highway (Gordon Road), there remains sufficient 'gap' (3 metres) to avoid the extension appearing intrusive within the street scene.

The visual prominence of the extension is further reduced by the incorporation of a low ridge, set back from the front face of the building, and a dual hipped roof which ensures the extension remains subservient in scale to the original bungalow.

These design features, together with matching external materials and finishes and correctly proportioned fenestration, ensure a sympathetically integrated proposal that would be in-keeping with the character of the area.

Residential amenity – effect on existing dwellings

The development is positioned well away from immediate neighbours so would not impact on the living conditions of the nearest neighbours by way of overbearing or overshadowing effect.

The separation distance, together with screening to the site boundaries, ensures unacceptable overlooking and loss of privacy onto neighbours would be negated.

Recommendation

APPROVE for the reason:-

The proposed development can take place with detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and South East Plan (GOSE 2009): BE1, CC1, CC6

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. Matching materials and finishes

Informative

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 04 -05-2012

Authorised and signed by: Jo Morin Date: 4 May 2012