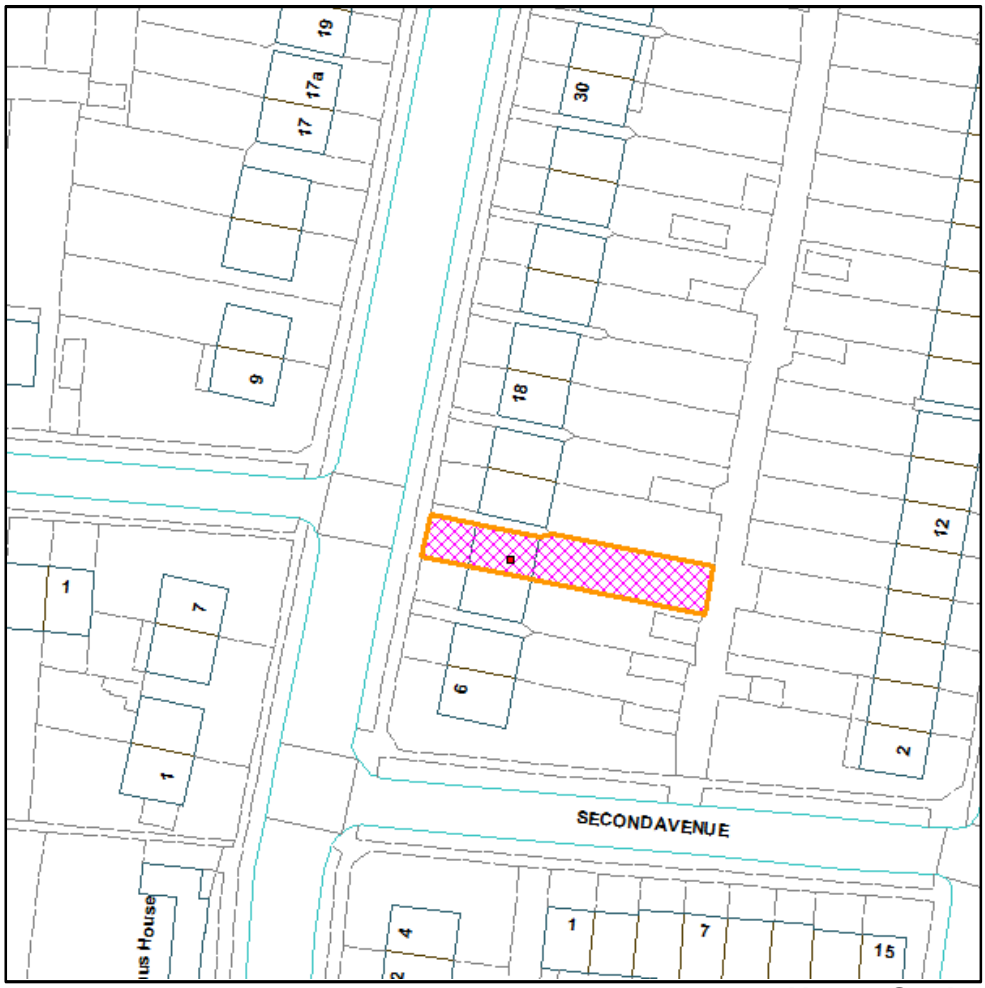
**Application Number: AWDM/0428/19** **Recommendation – APPROVE**

**Site:** **12 Grand Avenue, Lancing, BN15 9PX**

**Proposal:** **Proposed single storey rear extension**

Applicant: Mrs Michelle Bayley Ward: Mash Barn
Case Officer: Eve Hearsey




**Not to Scale**

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This application is presented to the Committee as it has been submitted by Adur District Council and it is subject to a Disabled Facility Grant.

**Proposal, Site and Surroundings:**

The proposal is for a large single storey, flat roof, rear extension, measuring some 6.3m in length x 3.7m in width and will have a height of approx. 2.4m.

The dwelling currently has a rear conservatory which is located close to the boundary with its neighbour no. 10, who themselves have a full width single storey rear extension, some 3m deep. The application property also has a rear dormer.

The existing rear garden is some 20m in depth and 6m in width with fencing around.

The site comprises a two storey semi-detached dwelling situated on the east side of Grand Avenue. This section of the road comprises predominantly semi-detached dwellings and towards the north end of the road there are many terrace properties.

**Relevant Planning History:** None

**Consultations:** None undertaken

**Representations:** None received

**Relevant Planning Policies and Guidance**

Adur Local Plan 2017 Policy 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

**Relevant Legislation**

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

**Planning Assessment**

**Principle:**

There is no objection in principle to the proposal which would extend the two storey dwelling. The key concerns are the effects on the residential and visual amenities on the neighbouring properties and the character of the locality.

**Visual and residential amenities**

The dwelling is a two storey semi-detached property, the neighbouring property to the north has a contiguous boundary with the application site and there is a gap of approx. 1.3m between the two dwellings.

The proposed large extension will be single storey with a flat roof and will be positioned some 100mm from the neighbouring (no. 10) boundary, and approx. 2.5m to the boundary with no.14. The extension will be approx. 3.7m in width, being some 2m

narrower than the full width of the dwelling, thereby allowing the back door of the property to remain.

The accommodation will provide a bedroom and en-suite and will have a door connecting to the main house and a further door to the rear garden, both wide enough to allow for wheelchair use.

At 6.3m in length, the extension will cover a large section of the rear garden, but will still retain over 13m of garden depth, which is considered acceptable.

No 10 have a 3m mono pitch rear extension, and therefore the proposal at no. 12 for a 6.3m extension will be some 3.3m longer, however this extension depth will maintain its acceptability as it is less than the 3.5m as referred to with the SPG regarding extensions and alterations to dwellings.

There is an existing approx. 2m high fence separating the two properties and the proposed extension will be 2.4m in height, making the extension some 400mm higher than the boundary. The extension will also be to the north of no. 10. Thereby it is not considered that the increase in height over the fence line will result in any material overshadowing onto no. 10. A condition attached to any permission to prevent windows being installed into this side elevation will also avoid any future overlooking issues.

The extension would be sited some 2.5m from the boundary with no. 14 which is considered a reasonable distance so as not to result in acceptable overshadowing to that property, and again overlooking would be diminished by reason of the existing approx. 1.8m high boundary fence to that property.

The resultant rear garden will be over 13m and backs onto a rear access way of some 5m which lies between the application site and properties is First Avenue therefore the extension will not result in any material harm to the properties in First Avenue.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard time limit
3. Materials to match existing
4. No windows in south side elevation

3rd June 2019