Development Management - Delegated Officer Report

Application Number: AWDM/0318/18 Recommendation – Approve

Site: 17 The Tynings, Lancing

Proposal: Ground floor extension to rear of property (existing rear conservatory removed)

Date of site visit: 22 March 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace house within a development set around a central area of open space. The rear of the terrace backs onto, and is visible from, Elm Grove. The application has been amended from its original submission to remove a prominent front extension which was considered to have been out of character with the pattern of development around the open space. At the rear, the extension has been reduced in depth from 4.1m to 3.5m.

The rear extension will replace an existing conservatory and will be flat roofed with raised roof lanterns. It will measure 2.8m high, 3.5m deep and 5.3m wide, projecting beyond the outside wall of the house by 0.6m.

Relevant site history

None

Consultations

None

Representations

Original Plans – 3 letters of objection received from the occupiers of 16, 18, 23 The Tynings:

- Front extension is contrary to open plan character
- Covenants prevent front extensions
    - Will set a precedent
    - Loss of light
    - Loss of privacy
    - Possible problems with building close to sewer
    - Disruption during construction

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 (March 2012)

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 rear extension is larger than the existing conservatory and projects beyond the side wall of the house. The site abuts an access path serving the rear of the terrace with a garage compound beyond. The extension will not therefore be widely visible and will impact upon the open plan character of the estate. While visible from Elm Grove at the rear it will not cause visual harm.

Residential amenity

As amended, the extension will comply with the recommended depth of 3.5m for rear extensions as set out in the Council's DM Standard. It is considered that the proposal will have an acceptable impact on neighbouring residential amenity.

Comments regarding disruption during construction are noted but in most cases this will be short term only and no specific conditions are considered to be necessary in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Is recommendation contrary to letter(s) of representation? N

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.

Case Officer: Peter Barnett Date: 10 April 2018

Authorised by: Gary Peck Date: 10 April 2018