Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0350/12

Site: **117 – 119 Sompting Road, Lancing BN15 9LG**

Proposal: **Single-storey ensuite extension (variation to planning permission ADC/0023/11)**

Date of site visit: 18.04.12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
Permission is sought for a variation to a former approval which is currently in the process of being built out, for the demolition of a large pitched roof garage in the SW corner and the erection of a single-storey rear extension with hipped tiled roof to provide additional family accommodation in the form of a lounge and two bedrooms.

The proposed variation subject of this application is for the enlargement of the extension on the east side to allow for the increase in size of the proposed two bedrooms, by the formation of two ensuites within a single-storey side projection (rather than within the fabric of the existing extension). The side projection would be brick built with pebbledash exterior, and a matching tiled roof, and would be 3.8m wide, by 2m deep, by 4.2m in height to the apex of the roof. The two ensuites would be served by one small window each, one in the north elevation and one in the south.

Relevant site history
ADC/0567/07 – For the erection of an attached two-storey block of 4 one-bedroom apartments with 5 parking spaces inc. new access to Leconfield Road. Refused 06.11.07;
ADC/0163/08 – Two-storey rear extension. Refused 20.05.08;
ADC/0023/11 - Hip-roofed single-storey rear extension (conservatory, WC and garage demolished) and first-floor west side extension. Approved 24.03.11

Consultations

Lancing Parish Council: No objection.

Representations

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:

Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity
The addition to the side of the approved extension would be relatively modest in scale, and owing to the set back siting would not be visible from the street. The proposed side projection would be of sympathetic scale to the extension and will not detract from the overall appearance of the streetscene, or significantly from the appearance of the host building.

Residential amenity
Whilst the addition would be closer to the boundary with the adjacent site, it still would not be as close or overbearing as the original large ridged roof garage that was directly on the site boundary with No.115. The applicant’s agent has gone to lengths to ensure that the ensuite rooms are kept to a minimum in terms of their floor area, and the height that the roof would be. The proposals would not contribute to any loss of outlook or light through overshadowing, and is therefore considered to be acceptable.

Recommendation

APPROVE for the reason:-

The proposed amendment to the original permission (AWDM/0023/11) would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Permission relates to approved plans:
   Drawing No: AS.533.6E Date Received: 16.03.12
   Drawing No: AS.533A Date Received: 16.03.12

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

Case Officer: C. Hone Date: 23.04.12

Authorised by: P Barnett Date: 25.04.12