Development Management - Delegated Officer Report

Application Number: AWDM/1690/19 **Recommendation – APPROVE**

Site: **2 Shadwells Road, Lancing, BN15 9EW**

Proposal: **Proposed single storey rear extension, concrete platform and ramp with handrails to east elevation.**

Proposal, Site and Surroundings:

The proposal is for a full width single storey flat roof rear extension measuring approx.5.6m wide x 3.5m deep x 3m high.

A concrete ramp and handrail will be situated directly behind the proposed extension and will measure some 5.2m wide x 1.6m deep x approx. 1.3m high.

A new window will be created in the south side elevation of the existing dwelling, however, as this is the existing dwelling, planning permission for the creation of the window will not be required.

The property is a two storey end of terrace dwelling with the addition of a side access from the rear garden to Gravelly Crescent.

The rear garden has a brick built shed and timber summer house structure at the rear of the garden.

Relevant Planning History: None

Consultations: None undertaken

Representations: Lancing Parish Council: No objection

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

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.

Residential amenities

The dwelling is a two storey end of terrace dwelling on slightly raised land from the pavement to the side.

As the extension will be up to the side boundaries, it will become the boundary itself, thereby eliminating the need for a fence, and the height of the extension will be some 3m. The internal layouts of the dwellings in the terrace are generally the same, with windows across the rear serving a kitchen/dining room. The proposed extension will project 3.5m which accords with the advice in DM Standard No.2. It will be positioned to the south of its attached neighbour but any loss of light to the nearest windows is not considered to be adverse as sufficient light will still be available to the other windows serving the rear.

The impact on the adjoining occupiers is therefore considered to be acceptable.

Adequate amenity space will remain at the rear.

Visual amenity

The extension will be visible from Gravelly Crescent and Mash Barn Lane to the south, being on the end of the terrace. However, it is not considered that it will cause serious visual harm.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives

1. Approved following amendments

Case Officer: Eve Hearsey Date: 25.11.19

Authorised by: Peter Barnett Date: 25 November 2019