Development Management - Delegated Officer Report

Application Number: **AWDM/0015/14** **Recommendation –** Approve

Site: 93 Penhill Road, Lancing

Proposal: Single Storey rear/side extension

Date of site visit: 4 February 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application site relates to a detached bungalow on the north side of Penhill Road. This is a predominantly residential area comprising of a mix of dwelling types and designs. The bungalow has been extended to the side (east elevation) and has a detached garage to the west. There is an access drive to the west of the site providing vehicular access to 93a which is a bungalow at the rear of the site.

Permission is sought for a single storey rear and side extension which would link the rear/side of the house to the garage. The extension would be set in slightly from the side (west) wall of the garage and measure 4.1 metres in depth from the rear wall of the garage and extending 10.1 metres in width, infilling the rear section of the gap between the existing garage and side wall of the house. The extension would have a flat roof with false pitch wrapping around each side up to a height of 3.4 metres. Matching materials are proposed.

Relevant site history
L/49/01/TP/19058 a Single-Storey Hip-Roofed Extension On East Side & Hip Roof On Existing Garage. Approved April 2001

Consultations
Lancing Parish Council: No objection

Representations
None

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’
National Planning Policy Framework (CLG 2012)

Planning Assessment

Residential amenity

The proposed extension would be well separated from neighbouring properties and given its scale and positioning would not pose any significant impact on the amenities of adjoining occupiers in terms of loss of light, outlook or privacy.

Visual amenity

Given the position at the rear of the building, the full extent of the proposed extension would not be readily visible in the streetscene. Although the extension would be close to the side boundary, given the context next to a side driveway, behind the garage and set well back in the site, the limited side setback would not cause any significant harm. The infill section between the garage and the existing bungalow would be visible but would be set well back from the front of the house and so would appear as a subservient addition. The design and use of matching materials would help it blend well with the recipient building.

The scale and design of the proposed extension is considered acceptable and would not cause any significant harm to the visual amenities of the site or surrounding area.

Recommendation

Approve for the reason:-
The proposed development 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 National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. No further side windows (west elevation)
4. Permission relates to approved plans:
   Drawing number 467/01 entitled 'Proposed Extension' deposited 8 January 2014
   Drawing number 467/02 entitled 'Existing Layout' deposited 8 January 2014

Informative:
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Rebekah Smith Date: 10 February 2014

Authorised by: Peter Barnett Date: 11 February 2014