Development Control – Delegated Officer Report

Application Number: AWDM/0958/13 Recommendation – Approve

Site: 22 Eighth Avenue, Lancing, West Sussex

Proposal: Single storey rear extension

Date of site visit: 21st August 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling within a street of similar properties. It is on the corner attached to no. 20, due to their positioning the dwellings are on large plots with land to the side and rear in excess of that of the surrounding dwellings.

There is as existing a flat roof, side two storey extension which extends the full depth of the original house. Permission is sought for a single storey, flat roof rear extension to be attached to the rear of the existing two storey addition. The extension is 3.5 metres deep and 3.3 metres wide. It is 2.8 metres high to the flat roof and 3 metres including the proposed rooflight.

Representations: No third party representations have been received.

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

Principle

The proposal comprises upgrading of 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 extension is to the rear of the dwelling and is therefore not visible within the street scene. It is a modest extension which is in keeping in scale and design with the existing dwelling.

Residential amenity

The extension is positioned on the edge of the southern side of the rear elevation however due to the width of the plot there still remain a minimum distance of 5 metres to the boundary with no. 24. There is also a distance of 5 metres from the boundary with the attached dwelling no. 20. There is a conservatory at the attached dwelling and a flat roof brick built extension at no. 24. The proposed extension will have no adverse impact with regards to loss of light, privacy or overbearing impact.

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)

Subject to Conditions:-

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

Informative

1. 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: Hannah Barker Date: 29th August 2013

Authorised by: Jo Morin Date: 3 Sept 2013