Expiry Date – 14/4

Development Control – Delegated Officer Report

Application Number: AWDM/0222/17 Recommendation – Approve

Site: 17 Monks Avenue, Lancing

Proposal: **Single storey rear and side extensions.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 17/3

Site and Surroundings

This application relates to a semi detached house on the north side of Monks Avenue opposite the junction with Abbot's Way in an established residential suburb of Lancing. The property includes a rear single storey outrigger, original, and a rear glazed open fronted canopy shared with No.19, to the east.

A timber lean to has been added to the side elevation and is to be removed to facilitate this development.

The property is not in a conservation area and is not listed. There are no protected trees on the site.

Proposal

Permission is sought to remove the rear canopy and outrigger and to add a 3 metre deep extension across the back of the house. It is to have a pitched roof with an eaves height of 2.4 metres and a ridge height of 3.4 metres. Also proposed is a side extension in place of the existing lean to. It extends 5.5 metres in depth back from the front wall and is a maximum 1.2 metres in width and leaves a minimum 700mm to the common side boundary.

The plans have been revised since first submitted to accurately reflect the proposal.

Relevant Planning History

None.

Consultations

Lancing Parish Council supports the application.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Saved Local Plan policies AG1, AH2, AH5 and AH7 and Appendix 11 including Supplementary Planning Guidance comprising 'Development Control Standard No. 3 Extensions and Alterations to Dwellings'.
Emerging Adur Local Plan Policies P1, P2 and P15

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary.

Policy Context

Development Control Standard No. 3 'Extensions and Alterations to Dwellings' includes saved Adur Local Plan policy AH7 and expands design advice for domestic extensions as follows:

REAR EXTENSIONS
3.2 The closer a rear extension is to the boundary of a neighbouring property the more likely it is to adversely affect that property, by way of overlooking or loss of daylight. On semidetached or terraced dwellings single-storey rear extensions which abut, or are within 1m of a common side boundary with an attached dwelling, should normally be no deeper than 3.5m. Whilst two-storey (or first-floor) rear extensions that are within 1m of a side boundary with an attached dwelling, should normally be no deeper than 2.0m, extensions abutting the boundary, will not normally be permitted.

3.3 Where dwellings have been built with projecting sections it would not usually be acceptable to build an extension infilling the space between the projection and the boundary with an attached dwelling, unless both property owners co-operate to build a combined extension. This is because the property which was not extended would be left with rooms in a deep recess which would have a poor outlook and insufficient light.

Saved policy AH7 states:

Extensions and alterations to existing houses and bungalows will be expected to be designed so that:-
(a) proposals would not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings;
(b) design and materials are sympathetic to both the original dwelling and the area in general;
(c) the proportion of the garden area taken by the proposal would not be excessive having regard to the character of the area;

(d) access and car parking provision is acceptable under Policy AT12, and
(e) proposals accord with the standards adopted by the District Planning

Assessment

No. 19 is unextended on the boundary. The scale of the proposed rear extension will not cause undue harm to them and is within permitted development limits.

No. 15 is well removed from the proposal being across a shared side access.

The side extension replaces a timber lean to. It adjoins the shared side access but will not extend as far back as the side kitchen door and window at 15.

It has a sloping hipped roof and so is acceptable in appearance. It does extend back from the main front wall of the property but as the house has a projecting front bay and porch with continuous roof it will not read as such and is considered to be acceptable in streetscape terms.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to match
4. No side window – east
5. New south side window – obscure and fixed below 1.7 metres

Informative

1. 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.

Is recommendation contrary to any representations? N

Case Officer signed: MOK Date: 29.3.17

Authorised and signed by: PD Date: 29.3.17