Development Management - Delegated Officer Report

Application Number: AWDM/1089/15 **Recommendation – Approve**

Site: **18 Bristol Avenue Lancing West Sussex**

Proposal: **Single storey rear extension**

Date of site visit: 12-08-2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow in an outer residential suburb of Lancing

The proposal is for a single storey rear extension (the full details are shown on the submitted drawings).

Relevant site history
None

Consultations
Lancing Parish Council: *No objection*

Representations
None

Relevant Planning Policies
Local Plan (saved policies): AG1, AH7
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The scale of the extension remains domestic and it is situated at the rear of the property, so would not be visible from public viewpoint.

The fenestration resembles that on the host dwelling. The flat roof is just above the original eaves.

Residential amenity

The neighbours principally impacted upon by this development are those either side of it (it is physically removed from the remainder).

Adjoining neighbour to north (No. 20)

The proposed extension would not protrude beyond the neighbour's own extension, and would be of near identical height – so no adverse overbearing and overshadowing would result.

No windows are proposed in the flank facing the blank flank wall of their own extension, so no unacceptable overlooking and loss of privacy would occur.

Neighbour to south

This neighbouring building is some distance from the extension which negates potential adverse overbearing and overshadowing.

Views from the kitchen window at the side would be screened by existing boundary treatment, so no unacceptable overlooking and loss of privacy would occur.

Flood Risk

The site is at highest fluvial flood risk.

However, the finished floor levels within the proposed development will be set no lower than the host dwelling, so human health is not to be put at greater risk.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved Plans
3. Materials to match existing
4. FRA

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: Matthew Porter Date: 11-09-2015

Authorised by: Peter Barnett Date: 14 September 2015