Development Control – Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0385/16

Site: **65 Grinstead Lane**

Proposal: **Single storey rear extension**

Date of site visit: 11-04-2016
Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached chalet bungalow in an outer residential suburb of Lancing. The proposal is for a flat roof rear extension (the full details of which are shown on the submitted drawings). It is to provide ancillary accommodation for the owner's disabled son.

Relevant site history
None

Consultations
Southern Water: *Add informative*

Representations
None

Relevant Planning Policies
National Planning Policy Framework
Saved Adur Local Plan: AG1, AH7

Planning Assessment

Principle

Upgrading residential accommodation is acceptable in principle.

Visual amenity

Due to its flat roof the scale of the extension is sympathetically domestic and in keeping with the host dwelling (although it is of some length, the size of the extension reflects its function and the top of the flat roof would be at the same height as the existing flat roof extension).

The exterior materials and finishes are appropriate to the building. The fenestration is of similar style and design to the host dwelling.

Residential amenity

It is the neighbour to the south who is principally impacted upon by the development (it is physically removed from the remainder).

Although the extension length is in excess of the Council's adopted standard, in this instance no adverse harm by way of overbearing or overshadowing would arise. Established trees on the neighbour's side of the shared boundary mean the extension would not be perceivable to the neighbour. Even if these were removed, the single storey flat roof height of the extension means it would not adversely overbear or overshadow.

The absence of windows/openings in its side wall mean views onto the neighbour would oblique in nature so unacceptable loss of privacy and invasive overlooking would not occur.

Recommendation

APPROVE

Subject to following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Drawing No. 1226:1 titled Proposed Extension date valid 14-03-2016

   Reason: For the avoidance of doubt and in the interests of proper planning.

3. Exterior materials and finishes to match
   {\b Reason}: {\i In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.}

4. The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwellinghouse and shall not be used as a separate dwelling.

   Reason*:* In the interests of residential amenity having regard to saved policy AH7 of the Adur District Local Plan.

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.

A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

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

Case Officer: Matthew Porter Date: 12-4-2016

Authorised by: Peter Barnett Date: 13 April 2016