Expiry Date – 17/8

Development Control – Delegated Officer Report

Application Number: AWDM/1178/21 Recommendation – Grant

Site: 64 Pratton Avenue, Lancing

Proposal: **Single-storey rear-extension, conversion of existing ground floor study and cloakroom into self contained annex (with separate front door). Proposed open porch to main entrance door.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 27/7

Site and Surroundings

This application relates to a double fronted house on the east side of Pratton Avenue. The house has been extended to the side at two storeys with a further single storey side extension up to the side boundary and also at the rear with a single storey conservatory. On the south side boundary is access to a block of garages. The property has a deep rear garden and off street parking on the forecourt for 3 cars.

The site is not in a conservation area and is not listed.

Proposal

Planning permission is sought to replace the full width rear conservatory with a brick built extension. This extension measures 3 metres in depth and is 2.3 metres high to eaves and 3.5 metres to ridge. Also proposed is an open side front porch with gabled roof 1.2 metres in depth and 1.9 metres wide. Finally it is proposed to convert part of the ground floor into a self contained annexe with own front door in the single storey side addition.

The revised plans show an internal door from the annex living room to the main house hall way maintained.

Relevant Planning History

L/16/03 – Rear conservatory. Granted

L/37/01 - Two-Storey And Single-Storey Side Extension (With 'Granny Annex' On Ground Floor). Granted

Consultations

Lancing Parish: No objection

Southern Water: Connection permission required if necessary. Possible sewer within site.

Technical Services: No objection on flood risk grounds. Any changes to surface water drainage must be in accordance with Building Regs.

Health: No objection.

Highways: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 15 and 20 including 'Development Management Standard No. 1 Space around Dwellings' and Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the quality of accommodation impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

The introduction of a new door into the front wall of the extension will not affect local character. Otherwise the rear extension is typically domestic in scale and appearance.

Neighbour amenity

The rear extension replaces an existing conservatory of a similar scale. It is of a size that will not cause any harm to neighbours and is compliant with DM2.

Accommodation

A previous application included permission for an annexe, plans are not easily accessible to inspect however. In principle an annexe which is genuinely incidental to the dwellinghouse is acceptable and the proposed unit is conditioned to be again. It

includes a kitchen/living room with separate bathroom and bedroom behind its own front door but has an internal link to the main house also. It is suitable for use as an annexe.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Matching materials*
4. *Incidental only*
5. *The internal door from the annex to the main hallway shall be retained at al times.*
6. *No north side windows*

Informative

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? No.

Case Officer signed: MOK Date: 12.8.21

Authorised and signed by: Jo Morin Date: 12.08.2021