Development Management – Delegated Officer Report

Application Number: AWDM/0282/17 Recommendation – APPROVE

Site: 60 Sompting Road, Lancing, West Sussex

Proposal: First floor side extension over existing garage

Date of site visit: 25/04/17

Neighbours checked: Y

Additional neighbour notifications: N

Site, surrounding and Proposal

The application property is a semi detached dwelling located on the north side of Sompting Road, close to the junction with Wembley Avenue. It has a flat roofed garage on the west side of the dwelling over which it is proposed to construct a first floor extension. The extension is set back from the front elevation by 0.3 metres and set in from the side boundary by 0.8 metres. It has a part hipped roof to match the existing dwelling.

Consent was previously approved for these works in October 2011. Work had not been commenced and therefore the consent lapsed. The current proposal is identical to that approved and no significant changes have taken place at the site, adjacent land or policy changes to alter the recommendation from that made in 2011.

Representations: None received.

Lancing Parish Council: - No objections

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Local Plan Submission Policy 15 (2016)
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

As previously stated the extension largely complies with the Council's guidance although the distance to the side boundary is only 0.8 metres rather than 1 metre. However it is considered that this is an adequate distance to prevent a terracing effect should the neighbour wish to construct a similar extension. Its impact is further reduced by the part hipped nature of the roof.

Residential Amenity

The proposed extension is set in from the boundary and is not considered to have a harmful impact on the light to the first floor side window of no. 62 to the west which is obscurely glazed. At ground floor no. 62 has a lean to addition with window to the front. No windows will be affected by the proposal. The extension is the full depth of the dwelling and will not project beyond the rear wall of the existing house. The proposal will therefore not have an adverse impact on the residential amenity of the occupiers of no. 62.

No other dwellings are considered to be adversely affected by the proposal.

Recommendation

APPROVE

1. **Time limit**
2. **Materials to match**
3. **Approved plans**

Informative

1. Proactive no amendments

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

Case Officer: Hannah Barker Date: 25th April 2017

Authorised by: Peter Barnett Date: 26 April 2017