Development Management - Delegated Officer Report

Application Number: AWDM/0981/19 Recommendation – APPROVE

Site: 6 West Lane, Lancing, West Sussex

Proposal: Single storey rear extension

Date of site visit: 1st July 2019 and 22nd July 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached two storey property within a street of similar properties. Consent is sought to erect a single storey flat roof extension the full width of the property slightly set in from the boundary with the attached property. The extension is shown to be 4 metres in depth.

The plans also show a loft conversion with rear dormer, this does not form part of the application and is not for consideration here.

Representations

Email representation from owner/occupier of no. 4. I am against this going through.

Lancing Parish Council: - No objection

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extension is to the rear of the property and is not visible within the street scene, materials used will match existing. It is considered to be in keeping in scale with the existing dwelling being subservient.

Residential amenity

The main properties to be affected are those either side of the site. The attached dwelling to the south has an existing extension flat roof with large roof lantern, set in from the boundary slightly and appears to be approximately 3.5 metres in depth. The proposed extension will exceed this depth, however it is not considered that this will result in any detrimental impact. There will be no significant loss of light or overbearing impact in this case. There are windows to the side of the neighbouring extension yet these have no outlook and light due to the adjacent fence. The depth of 4 metres is acceptable beyond the recommended 3.5 metres stated in the Development Management Standards.

The neighbouring property to the north has a garage to the side with the main property set in from the boundary. Due to the spacing there is not considered to be any adverse impact here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.

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

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.

Case Officer: Hannah Barker Date: 22nd July 2019

Authorised by: Peter Barnett Date: 22 July 2019