Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0116/14

Site: **Lane End, Meadow Lane, Lancing**

Proposal: **Single-storey extension to north side following demolition of garage**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a single storey side extension to measure (at max) 3.5 metres in height, 6.7 metres in length, and 3.8 metres in width.

The application property is a detached chalet bungalow occupying a small corner plot behind a garage compound, at the end of a short residential cul-de-sac. There is a playing field to the immediate north.

The site is situated just off from the main shopping street of Lancing, adjacent to the railway line.

Relevant Planning History
None

Consultations
Lancing Parish Council: *No objections.*

Worthing & Adur Councils: Environmental Health Team *has no comments to make other than Contamination Land officer requests imposing of precautionary contamination land condition*

Representations
None

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

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

Infilling the space between the existing bungalow and the north boundary, the extension is of a modest size and correctly proportioned to the rest of the building. It will be built of matching exterior materials and finishes.

For these reasons no visual harm would arise from it.

Residential amenity

The development is physically removed from neighbouring properties so as to avoid harm onto their living conditions by way of overbearing, overshadowing, overlooking and loss of privacy. There is a line of garages to the immediate west.

Recommendation

APPROVE for the reason:-

> The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Exterior materials to match
4. Precautionary contaminated land

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 any representations? N

Case Officer signed: Matthew Porter Date: 27-2-2014

Authorised and signed by: Peter Barnett Date: 6 March 2014