Development Management - Delegated Officer Report

Application Number: AWDM/2141/21 Recommendation – APPROVE

Site: 18 Eighth Avenue, Lancing, West Sussex

Proposal: Single storey rear extension

Date of site visit: 17th January 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached two storey property with a conservatory to the rear adjacent to the boundary of the attached dwelling. Consent is sought to remove the conservatory and to add a single storey extension 3.9 metres in depth with a flat roof and roof lantern. The extension is larger than the full width of the original house projecting to the side by an additional 1.5 metres.

Representations

None received

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed extension is replacing an existing conservatory of a similar depth. The extension is to the rear of the property and is not clearly visible within the street scene. It is to be built in materials to match existing. Despite the projection to the side beyond the sidewall of the original house the development will not be a prominent feature and is subservient to the main dwelling. It can be supported in this case.

Residential amenity

The neighbouring attached property has a narrow ground and first floor extension which projects approximately 0.5 metres beyond the rear of the original rear walls of the pair of semi detached properties. Therefore the proposed extension being nearly 4 metres in depth is acceptable in this case. Development Management Standard No. 2 states that single storey extensions adjacent to attached dwellings should not exceed 3.5 metres. In this case due to the neighbouring extension the increased depth can be supported. It should also be noted that there is an existing conservatory to be replaced which has a similar depth to the extension proposed.

The property is adjacent to a bend in the road and the neighbouring dwelling to the south is therefore at an angle to the application site. The increased width of the extension will not result in any loss of light or overbearing impact in this case. There are side doors on the extension facing south however these face onto a blank ground floor side elevation and a first floor bathroom window so therefore no unneighbourly impact will occur.

Recommendation

APPROVE

Subject to Conditions:-

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

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: 17th January 2022

Authorised by: Peter Barnett Date: 17 January 2022