DELEGATED APPLICATIONS ASSESSMENT SHEET

Application Number: **Recommendation – Approve**
AWDM/0251/17

Site: 86 West Way

Proposal: Single-storey side extension to west elevation (to replace existing garage).

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow occupying a corner site in an outer residential suburb of Lancing, just off from the north side of the A259.

The proposal is for a single storey side extension. This will measure 3.4 metres in height, 8.7 metres in length, and 5.5 metres in width.

Relevant Planning History
L/164/90/TP/FP
Retrospective application for garage at side
04-12-1990

L/122/82/TP/FP
Rear extension, room in roof and porch enclosure
01-09-1982

Relevant Planning Policies and Guidance
National Planning Policy Framework
Saved Adur District Local Plan policies: AG1, AH7
Submission Adur District Local Plan policies: 2, 15, 37

Consultations
Lancing Parish Council: *Made comments in support*

Representations
None

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Flood Risk

The site falls within Flood Zone 3a for both tidal and fluvial flooding. The floor plans show the finished floor level would not be lower than existing (this can be secured by condition). No overnight accommodation is being proposed.

For these reasons, the proposal would not exacerbate flood risk to present a risk to human health.

Visual amenity

The existing side extension and garage are poorly integrated and detract visually from the form and balance and symmetry of the pair of bungalows and the street scene.

The new extension covers a similar footprint which relates similarly in scale and position in regard to the street scene and the host building. However, it represents a much improved quality design that it more visually integrated to the host building in building form, fenestration design, and exterior materials/finishes.

Residential amenity

The neighbour principally impacted upon by this development is the neighbour to the west (No. 88) as the development is physically removed from the remainder – including by way of advoiding adverse overlooking.

The neighbour's own garage screens most of the new extension from view, which is single storey in scale – so adverse overbearing/overshadowing would be avoided.

No windows are proposed in the extension flank facing the neighbour and the WC window would be screened from view by existing boundary treatment (1.8 metre close boarded fence). Adverse overlooking and loss of privacy would thereby be avoided.

RECOMMENDATION:

Approve Subject to the following conditions:-

1. Approved Plans
2. Standard time limit
3. Exterior materials/finishes to match
4. Finished floor levels of extension set no lower than existing

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.

DELEGATED

Case Officer
Sign Matthew Porter Date 22-3-2017

Authorising Officer
Sign Peter Barnett Date 29 March 2017