Development Control – Delegated Officer Report

Application Number: AWDM/0185/13 Recommendation – Approve

Site: 87A Penhill Road, Lancing, West Sussex

Proposal: Proposed single storey side extension

Date of site visit: 9th February 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises of a semi detached chalet bungalow with mansard roof and front flat roof dormer. The pair of dwellings are set back from Penhill Road behind a block of flats. Vehicular access is from Penhill Road along the side of the flats. There is a communal car parking area to the front of the dwellings. There is an existing wooden car part to the side of the dwelling and conservatory to the rear. Permission was granted for the flats and pair of dwellings along with associated parking and access in 2005 under L/43/05.

Permission is sought to build a single storey side extension to the dwelling. The extension is to provide an additional bedroom. It is of pitched roof design with a maximum height of 3.8 metres. It is 3.2 metres wide and 3.2 metres in depth. The existing car port is to be reduced in depth to accommodate the extension. It will not be attached to the extension.

Consultations

Adur and Worthing Councils: The EHO recommends a condition relating to possible contamination.

Lancing Parish Council: - No objection

Representations: No third party representations have been received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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.

The site is not specifically identified as contaminated and an informative is considered adequate to advise the applicant of the possible risk.

Visual amenity

The dwelling is set back within the site to the rear of the block of flats. However due to the access to the side of the three storey block of flats and the positioning of the dwelling it is visible when viewed from the street. The side extension will also be visible within the street scene. The pitched roof design is considered to be sympathetic to the existing style and appearance of the dwelling. Material will be used to match existing and the window proportion and detailing has been matched also. The car port is an existing feature which will remain positioned to the front of the extension. However due to its colour and structure it is not a dominant feature. The car port will not be attached to the proposed extension and does not form part of this application.

Residential amenity

To the east of the site is the boundary of no. 89 Penhill Road a dwelling with a long, narrow garden. There will be no impact on this dwelling which is adjacent to the highway at a distance of approximately 35 metres from the extension. There is also leylandii along the boundary which screens the application site. There will be no adverse impact on the occupiers of the attached dwelling as the extension is screened by the existing dwelling.

The dwellings to the rear in Ingleside Crescent are at a distance of approximately 15 metres from the extension. The extension will have no greater impact than the existing dwelling.

Accessibility and parking

There will be no alteration to the existing parking arrangements. The car port will be reduced in size however it will still provide parking space for one vehicle to the side of the dwelling.

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 South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. The development hereby permitted shall be carried out in accordance with the following approved plans: - JW/13/010 – received 5th March 2013.

Informatives:-

Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Hannah Barker Date: 28th March 2013

Authorised by: Jo Morin Date: 28 March 2013