Expiry Date – 4/6, EOT agreed to 7/6

Development Control – Delegated Officer Report

Application Number: AWDM/0475/19 Recommendation – Grant

Site: 14 Sompting Road, Lancing

Proposal: Demolition of existing conservatory and construction of single-storey rear/side extension.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 5.6.19

Site and Surroundings

This application relates to a 1950's semi detached house on the north side of Sompting Road, close to the junction with Rosecroft Close and opposite Lancing train station.

The property has a driveway on its east side and a garage behind the main rear wall of the house. There is a car port in front of this and a pergola further forward again. The house itself is on higher ground to the pavement as are its neighbours.

The site is not in a conservation area and is not listed.

Proposal

Permission is sought to replace a rear conservatory with a 2.7metre deep rear extension which extends the full width of the plot, including the width of the driveway, sitting just 300mm off the common boundary with No. 12. It is 2.1 metres high to eaves and 3.3 metres high to ridge.

The proposed block plan shows the rear garage to be removed. The agent has confirmed that this is correct.

Relevant Planning History

None.

Consultations

Lancing Parish Council – Not received

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

No. 16, to the west is unextended. The proposed extension at 2.7 metres deep will have no impact and is less deep than the present conservatory.

The rear building line of No. 12, to the east, sits approximately 1 metre behind the existing rear wall at the application site. No. 12 has a side kitchen window facing over the shared boundary. This room also has a rear window and door. No. 12 is set off the shared boundary by about 1.5 metres.

The effect of the extension will be to extend 4 metres beyond the rear wall of No. 12. However, as No. 12 is set off the shared boundary by 1.5 metres it is not considered that the extra 0.5 metre beyond the 3.5 metres typically allowed under DM Standard No. 2 will have a significantly greater impact. The height of the extension drops down towards the rear such that it is little taller than a 2 metre panel fence at its back wall thus further reducing the impact on No. 12.

Character

The extension is set so far back from the street it will be little noticed. It will not harm local character.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. No side windows

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:	MOK	Date: 7.6.19
Authorised and signed by:	Peter Barnett	Date: 7 June 2019