Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0344/14

Site: **51 Pratton Avenue, Lancing**
West Sussex, BN15 9NX

Proposal: **Non-material amendment to L/140/04/TP for deletion of side extension and reduction of two front dormers and one rear dormer**

Date of site visit: N/A

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The site relates to a semi-detached bungalow located on the western side of Pratton Avenue. It has a flat-roofed extension on its north side.

Permission was granted under L/140/04/TP for an increase in width to the ground floor extension including an extension of the pitched roof over, plus alterations to the roof to form a barn-end gable, two pitched roof dormers to the front roofslope and flat-roof box dormer to the rear. While 10 years old, the permission is extant due to work having commenced in April 2005.

This application seeks approval for a non material amendment to the proposal. A ground floor extension is no longer proposed while the number of dormers to the front is reduced to just one. The rear dormer is also to be reduced in width.

Relevant site history
As above

Consultations
None

Representations
None

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’
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)

Planning Assessment

Visual amenity

The proposed amendments will reduce the scale of the extensions compared to the previous approval and will therefore has less impact in the street scene.

Residential amenity

The proposed amendments will not have a material impact on the residential amenities of neighbouring occupiers, being of reduced scale to the originally approved scheme.

Recommendation

APPROVE the non material amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Elevations and Floor Plans received 26 March 2014

…….. existing planning permission L/140/04/TP still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for drawing no. 01.35.04A approved 23 August 2004.

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

Case Officer: Peter Barnett Date: 14 April 2014

Authorised by: Gary Peck Date: 15 April 2014