Development Management - Delegated Officer Report

Application Number: AWDM/0939/22 Recommendation – APPROVE

Site: 33 North Farm Road, Lancing, BN15 9BT

Proposal: Single storey extension to north elevation

Date of site visit: Assessment has been assisted using the Applicants plans and design & access statement; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located on the north side of North Farm Road and is a 1930 style, two storey, hipped roof semi-detached dwelling, which has an existing small rear extension, and small outbuildings in the rear garden. It also has an existing vehicular crossover and hardsurfaced front amenity area used as parking for cars.

Many of the neighbouring properties have rear ground floor extensions and some have roof dormer extensions.

Proposal:

This application seeks planning permission to replace the existing small rear extension with a full width rear extension measuring 4m deep x approx. 5.5m wide and 3.2m high (excluding the rooflight).

Relevant History: None

Representations: Lancing Parish Council: No comment

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The proposed extension will leave a small gap to the mutual boundary with no. 35, and that property have their own rear extension, a glazed conservatory, measuring some 3m in depth. The extension at no. 33 will thereby be approx. 1m deeper than its neighbour's extension. This increase is considered reasonable and will accord with the Adur SPG.

It will be separated from the property to the west by the gap between the dwellings of some 2m and thereby this will not result in unacceptable harm to existing residential amenities of that property either.

There will be a greater than 20m distance separating the proposal from the rear of the dwellings to the rear, and being to the rear, the extension will not be readily visible from the street scene.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 06.09.2022

Authorised by: Peter Barnett Date: 6 September 2022