Expiry Date - 02-02-2016

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1574/15

Site: **38 Orient Road Lancing West Sussex**

Proposal: **Single storey rear extension (part retrospective)**

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a part retrospective single storey rear extension, which has a flat roof that sits above the eaves of the bungalow. The application property is a semi-detached bungalow with large flat-roofed dormers to the front and rear. The site is situated in an outer residential suburb of Lancing.

Relevant Planning History

AWDM/1388/14
First-floor rear extension
Refused 27/11/2014

Consultations

Lancing Parish Council: *No objections*
Environment Agency: *Refer to flood risk standing advice*

Representations

None

Relevant Planning Policies and Guidance

National Planning Policy Framework
Saved Adur District Local Plan policies: AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

The extension is of a domestic scale that is not excessive to the host dwelling. It is built of matching exterior materials. The fenestration is of similar style to that on the main house.

Flood Risk
The site falls within flood risk zone 3a for fluvial flood (the highest risk category) and zone 2 for tidal.

As works have already commenced the finished floor levels have been laid already. The intent is to provide an open space layout on one continuous floor level which is accessed via an exterior step, so human health in the event of flooding would not be at greater risk in this circumstance.

Residential amenity

The extension is of some length but it is flat roofed. This, together with sufficient distance being retained between the extension and adjacent neighbouring buildings to either side ensure it would not result in adverse harm by way of overbearing/overshadowing or loss of privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans
2. Exterior materials to match

Informative

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 any representations? N

Case Officer signed: Matthew Porter Date: 23-03-2016

Authorised and signed by: Peter Barnett Date: 24 March 2016