Development Management – Delegated Officer Report

Application Number: AWDM/0263/17 Recommendation – APPROVE

Site: 52 Cecil Road, Lancing, West Sussex

Proposal: Single storey rear infill extension to south elevation.

Date of site visit: 27.03.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a semi- detached bungalow within a street of similar properties. There in an existing single storey rear kitchen extension with hipped roof. This is to the western side of the rear elevation. A recess remains between the existing extension and the boundary with the attached bungalow no. 50.

Consent is sought to infill the recess with a single storey flat roof extension with a roof lantern. The extension is shown as 3 metres wide, 3.4 metres deep (to match the depth of the existing extension). The extension is 2.8 metres high to the roof and 3.3 metres high to the top of the roof lantern. It is to be constructed of brick to match existing.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Local Plan Submission Policy 15 (2016)
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The extension is to the rear of the bungalow within an existing recess, adjacent to the boundary. It is of flat roof design lower than the adjacent, existing rear extension. It is subservient to the main dwelling. Materials are to match existing.

Residential Amenity

As stated above the extension is to be built adjacent to the boundary with no. 50 Cecil Road. There is a close boarded boundary fence between the application site and no. 50. No. 50 has an existing flat roof extension adjacent to the boundary. The proposed extension will abut this extension at the same depth. There will therefore be no loss of light, privacy or overbearing impact to the adjacent neighbour.

Recommendation

APPROVE

1. time limit
2. materials to match
3. approved plans

Informative

1. Proactive no amendments

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

Case Officer: Hannah Barker Date: 3rd April 2017

Authorised by: Jo Morin Date: 06.04.2017