Development Management - Delegated Officer Report

Application Number: AWDM/1942/21 Recommendation – APPROVE

Site: 10 Greenoaks, Lancing, BN15 0HN

Proposal: Single storey rear infill extension

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is on rising land and is situated on the south east bend of Greenoaks, and comprises a dormered bungalow, and along with the dormer extensions the dwelling also has ground floor rear extensions.

The area comprises predominantly 1 ½ storey dwellings in a mixture of semi-detached and detached properties. Most of the dwellings have some form of extension in either rear and or roof extensions.

Proposal:

The application seeks permission to provide an 'infill' rear extension, to square off the existing rear extensions.

The proposed extension will measure approx. 3m wide x 1.7m deep x 2.7m high

Consultations

Lancing Parish Council: No comment

Representations:

None received

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 locality

Visual & Residential Amenity:

The rear extension will not be readily viewed from outside of the site and indeed it is quite a small extension, just squaring off the existing rear extension.

It will be no deeper than the existing section of the rear extension to the south of it and will be no wider than the existing side elevation and no higher than the height of the existing extension.

It will be far enough away from both the properties to the side so as not to affect them and the property to the rear is some 20m distant from the proposal and thereby will not be materially harmed by the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans
2. Standard time limit

Informatives:-

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 23.12.2021

Authorised by: Peter Barnett Date: 23 December 2021