Development Management – Delegated Officer Report

Application Number: AWDM/1832/22 **Recommendation: Approve**

Site: **73 Freshbrook Road, Lancing**

Proposal: **Single storey side extension and part two storey side extension**

Date of Site Visit: 5 December 2022

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

The application relates to an end of terrace dwelling which fronts The Paddocks and which backs onto a garage compound. It has a single storey rear extension which takes up most of the small rear garden. There is a side entrance porch and side garden.

It is proposed to extend at the side across the full width of the garden at ground floor level, with a two storey extension across part of the width. The single storey extension measures 6.5m wide and 5.4m deep while the two storey extension measures 3.8m wide and the same depth.The extensions are to be located centrally at the side of the house, set back from both the front and rear and with a lower ridge height.

To the east, the neighbouring property has a similarly wide side garden with no extension.

Planning History:

Permissions for porch (2004) and rear extension (2000)

Consultations:

Lancing Parish Council: No objection

Representations

None

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension will close the gap between the neighbouring houses but the two storey element is set off the boundary by 2.8m and will therefore maintain a visual gap should the neighbour decide to extend at their side.

The extension is suitably subservient and is considered to be an acceptable addition in the street scene.

Residential amenity

The house to the east, 19 Cowley Drive, has several windows at the side but there is considered to be a reasonable separation of 8.5m to the two storey extension to prevent any harmful loss of light or outlook. No side windows are proposed in the extension.

At the rear there is a garage compound and no impact on the houses fronting Freshbrook Road further south.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 7 December 2022

Authorised by: Gary Peck Date: 7 December 2022gp