Development Management - Delegated Officer Report

Application Number: **AWDM/1617/15** **Recommendation –** Approve

Site: 109 Manor Road, Lancing

Proposal: Single storey rear extension

Date of site visit: 4 January 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached bungalow located on the south side of Manor Road. The bungalow has a garage to the east side sited up to the boundary with No.107. No.107 has been extended with a flat roofed rear extension. There is a separation distance of approximately 1.5 metres between the side walls of No. 111 and the application site. No. 111 has been extended with a conservatory to the rear. Upper Brighton Road is to the rear of the site. This is a predominantly residential area comprising of a mix of dwelling types and design and with a shopping parade immediately opposite the site.

Permission is sought for the construction of a single storey rear extension. The extension would measure 3.3 metres and depth and 5.7 metres in width and would be set in from the eastern boundary by approximately 3.2 metres and 4.4 metres from the western boundary. The extension would have a flat roof measuring approximately 2.9 metres in height. Matching materials are proposed.

Relevant site history
None relevant

Consultations and Representations
Lancing Parish Council – No objection

Southern Water advise that should any sewer be found an investigation of the sewer will be required. An informative would be attached to any planning permission.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)

Planning Assessment

Residential amenity

Given the relatively modest scale of the extension and separation to the boundaries, the proposed extension would not pose any significant threat to the amenities of neighbouring properties in terms of loss of light, outlook or privacy.

Visual amenity
The extension is of standard design with a fairly large expanse of flat roof but given its position at the rear of house in an enclosed garden and having regard to the presence of other similar additions at other nearby dwellings, the proposal is considered acceptable and would not cause any significant harm to the visual amenities of the site or surrounding area.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. No new side windows (east)
4. Permission relates to approved plans:
   Unnumbered Site Location Plan and Block Plan deposited 9 November 2015
   Drawing number mm/01/Man109 entitled 'Existing and Proposed Plan' deposited 9 November 2015

Informative:

- Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel. 0330 303 0119) or www.southernwater.co.uk
- 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.

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

Case Officer: Rebekah Smith Date: 7 January 2016

Authorised by: Peter Barnett Date: 12 January 2016