Expiry: 22/1

Development Management - Delegated Officer Report

Application Number: AWDM/1519/24 Recommendation – Approve

Site: 48 Chester Avenue, Lancing

Proposal: Single storey rear extension.

Date of site visit: 5/2

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached bungalow on the east side of Chester Avenue. The site is not in a conservation and is not a listed building. There are/no TPO's on the site.

The bungalow has a deep half width single storey addition abutting the site garage and driveway on its south side. Permission is sought to add a less deep single storey extension abutting the boundary with No. 50. The proposed extension measures 2.3 metres in depth and is flat roofed to 2.8 metres.

Relevant Planning History

AWDM/1518/24 - Application for a Lawful Development Certificate for proposed hip to gable extension, with rooms in roof, rear dormer and 3no roof lights at the front. Pending

Consultations

Lancing Parish Council supports the application.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)

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Planning Assessment

Principle

The proposal involves upgrading the existing housing stock 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 dwelling and its surroundings.

Residential amenity

No. 50, to the north has a conservatory which is close to the boundary and deeper than the extension now proposed.

No neighbour amenity issues will arise.

Visual amenity

The extension is to the rear and domestic in scale and appearance.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north elevation of the extension.

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:	MOK	Date: 5/2/25
Authorised by:	Peter Barnett	Date: 5 February 2025