Expiry Date - 08/01/2015

Development Control – Delegated Officer Report

Application Number: AWDM/1466/14 Recommendation – APPROVE

Site: 33 Sompting Road Lancing West Sussex BN15 9JX

Proposal: Single storey rear extension

Date of site visit: 19 June 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a detached bungalow on a triangular plot on the inside of a bend in the road in a residential area characterised by dwellings of varied styles and forms. The land is flat in topography. The roadside and northern boundaries are fenced and vegetated, a drive runs to the south of the plot serving a flat roofed garage recessed at the plot rear and there is a flint wall with railings above along the east boundary. The dwelling has two small rear additions.

Permission is sought for a flat roofed rear extension with lantern light and to incorporate / adjoin the garage which will be converted to habitable accommodation. There would be one east, one west and one north facing window. Materials would match the existing dwelling.

Consultations:

Lancing Parish Council: No objections.

Adur and Worthing Councils: The EHO requested the full contamination condition in connection with previous withdrawn application.

Representations:

No third party representations received.

Relevant Planning Policies

Saved Adur Local Plan policies (AG1, AH7):
National Planning Policy Framework (CLG 2012)
SPG Development Control Standard 3 ‘Extensions and Alterations to Dwellings’

Planning History:

Expiry Date - 08/01/2015

AWDM/0761/14 - Single-storey extensions to east and west elevations. Conversion of existing garage to WC/utility/storage. Withdrawn.

Planning Assessment

The main issues are visual amenity and neighbour amenity.

Visual amenity

The proposed rear element of the extensions will not be viewed from the street by reason of its concealed siting to the back of the plot and masked by the existing dwelling. It would otherwise harmonise adequately with the host dwelling and by replicating the existing roof slope and form and finished with matching materials would be an acceptable form of extension.

The garage conversion would be wholly within its existing footprint and designed to link the garage into the main dwelling envelope in a manner that would achieve visual integrity. The plot is screened substantially by trees and vegetation so that overall, given the position of the build to the rear of the plot, the street scene would be maintained.

Neighbour amenity

The east and west facing windows would not oppose any neighbouring dwelling at close quarters and the north window would be set at a distance long enough to prevent intervisibility. The boundary to the north is adequately enclosed in any event by tall fencing and the plot on this side has its house at an oblique angle to the application site dwelling so that there would result no direct views into its own windows. The build would also be too modest in scale and remote from the flats to the south west as to cause them any loss of amenity. Overall, the scale, bulk and position of the proposed extension would not be such as to cause any impression of undue dominance or loss of light to such an extent as to be unacceptable.

Recommendation

APPROVE

Subject to conditions:

1. Time Limit
2. Materials to match
3. Contamination condition.
4. Approved plans

Informative:

Expiry Date - 08/01/2015

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: L Simmons Date: 19/12/14

Authorised by: Jo Morin Date: 22.12.2014