Expiry Date – 27/7

Development Control – Delegated Officer Report

Application Number: AWDM/0852/17 Recommendation – Grant

Site: 14 Browning Road, Lancing

Proposal: **Single storey rear extension.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 19/7

Site and Surroundings

This application relates to a detached two storey inter war house on the north side of Browning Road in the established residential area of North Lancing. The property adjoins the school entrance to North Lancing primary school.

It is not in a conservation area, is not listed and there are no protected trees on the site.

Proposal

Planning permission is sought for a rear extension measuring 3.5 metres in depth and a maximum width of 4.4 metres. It has a pitched roof with a height of 3.5 metres and matching eaves line of existing ground floor rear extensions.

Relevant Planning History

L/27/03/TP – Two storey side extension, single storey rear extension and front porch. Granted 8.4.03

L/58/97/TP – single storey rear extension. Granted 27.5.97

Consultations

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012

Saved Local Plan policies AG1, AH2, AH5 and AH7 and Appendix 11 including Supplementary Planning Guidance comprising 'Development Control Standard No. 3 Extensions and Alterations to Dwellings'.
Emerging Adur Local Plan Policies P1, P2 and P15

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. The only matters for consideration are design and impacts for neighbours.

The proposed extension sits between two deeper single storey rear extensions which also have higher roofs. It will not be visible outside of the site.

It is acceptable in neighbour amenity terms and in terms of its design.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match

Informative

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 any representations? N

Case Officer signed: MOK Date: 21.7.17

Authorised and signed by: Peter Barnett Date: 21 July 2017