Development Control – Delegated Officer Report

Application Number: AWDM/0993/16 Recommendation – APPROVE

Site: 86 Elms Drive, Lancing, West Sussex

Proposal: Single storey rear extension to east (to replace existing conservatory.)

Date of site visit: 19/07/16

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached bungalow occupying a relatively small plot within a residential road in Lancing. There is an existing lean-to conservatory to the rear. Permission is sought to remove the conservatory and erect a rear extension of brick and tile construction with half hipped roof. The extension will be slightly wider than the existing conservatory to be flush with the side elevation of the existing bungalow. It is proposed to be 5.55 metres wide, 2.8 metres in depth and to have a maximum height of 3.2 metres. Bi-fold doors are proposed in the rear elevation

Consultations:

Lancing Parish Council: - No objections

Southern Water: - Informative relating to formal connection to the public sewerage system. Suitable provision of surface water disposal.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension replaces an existing structure having a similar footprint, to be carried out using matching materials. It would have limited effect, if any, on the street-scene.

Residential Amenity

The only property affected is No. 115 Crabtree Lane a detached bungalow to the north. This property, a corner plot, has its main frontage to the north and main external amenity space to the west facing Elms Drive. It is sited in close proximity to application site. The roof of the conservatory as existing is visible above the fence at the neighbouring property. Therefore the proposed extension being higher will be visible also. It is however considered that despite the increase in height the extension will be formed of materials to match existing. It will therefore not be prominent or visually detrimental to the adjacent neighbours. The increase height will not result in any loss of light or overbearing impact to the adjacent dwelling. The main amenity space will not be affected.

Recommendation

APPROVE

1. 3 years
2. materials to match
3. approved plans
4. No windows north side

Informative

1. Proactive no amendments
2. Southern Water Sewerage connection.

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

Case Officer: Hannah Barker Date: 25th July 2016

Authorised by: Jo Morin Date: 25.07.2016