**Expiry Date – 1/10**

# Development Control – Delegated Officer Report

**Application Number: AWDM/1164/15 Recommendation – Approve**

**Site:** 17 George V Avenue, Lancing

**Proposal:** **Single storey rear extension to west elevation.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 24.9.15

## Site and Surroundings

This application relates to a semi detached bungalow on the west side of George V Avenue. The site has rear vehicular access. To the north of the site, the adjoining bungalow has been extended to the rear with a solid wall extension and further conservatory. The bungalow to the south, no. 15 has not been extended.

The property is not in a conservation area, is not a listed building and there are no protected trees in the rear garden.

The site is within Flood Zones 2 and 3.

## Proposal

Permission is sought to add a part 6 metre, part 3.952 metre deep rear extension to this bungalow. The extension replaces a conservatory on the boundary with No. 19 and the original bay window on the deepest part of the rear elevation.

## Relevant Planning History

None.

## Consultations

**Southern Water:** 'Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

*'A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otetrbourne, Hampshire S0)21 2SW (Tel:03330 303 0119) or www.southernwater.co.uk.*

*Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.*

*Due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to public could be crossing the above property. Therefore, should any serer 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, Otetrbourne, Hampshire S)21 2SW (Tel:03330 303 0119) or www.southernwater.co.uk. '*

**Representations**

Lancing Parish Council: No objection.

**Relevant Planning Policies and Guidance**

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**

***Principle***

The principle of development can be supported as it upgrades an existing house on brownfield land. The proposal should not cause harm to neighbours and should not worsen flood risk on the site or beyond.

***Neighbour amenity***

No. 19, to the north, has a solid rear extension in line with the lean- to to be demolished on site. It also has a conservatory beyond this which has a clear glazed south side wall. This boundary is defined by a high hedge.

The proposed extension is 6 metres deep on this boundary and will not extend to the depth of the conservatory at No.19. The hedging on the boundary will likely have to be removed and so the proposed extension will become more apparent to this neighbour. However, more light will reach No. 19 with the removal of the hedge and the extension will not extend to the full depth of the conservatory at 19 allowing some southern light to reach it.

No. 15 to the south is in its original form and its rear bay window matches the depth of the rear bay at 17. The extension is 3.95 metres deep in this area. Both 17 and 15 are off the shared boundary by approximately 900mm. This depth in relation to No.15 is acceptable.

The extension will not cause significant harm to neighbours.

***Visual amenity***

The proposed extension is deep but it has a matching eaves line to the original bungalow and is less than 3 metres in height. Most of the other bungalows on this side of George V Avenue, except 15, have been extended to the rear. It is an acceptable addition for this rear elevation.

***Flood Risk***

The applicant has completed the Environment Agency's Standing Advice form for domestic extensions in Flood Zones 2 and 3.

**Recommendation APPROVE** subject to the following conditions:

1. 3 years
2. Approved Plans
3. Materials to Match
4. Built in accordance with Flood Risk Standing Advice
5. No new windows - flank walls

***Informative***

1. 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.
2. Southern Water

Is recommendation contrary to any representations? N

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| Case Officer signed: | MOK | Date: 21.10.15 |
| Authorised and signed by: | Peter Barnett | Date: 21 October 2015 |