Expiry Date – 24/7/13

Development Control – Delegated Officer Report

Application Number: AWDM/0639/13 Recommendation – APPROVE

Site: 27 Firle Road, Lancing

Proposal: **Single storey rear extension (conservatory to be demolished).**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached bungalow on the south side of Firle Road. The property sits on steeply sloping ground from the road south in to the back garden.

The property is not in a conservation area and is not a listed building and there are no protected trees on the site.

Permission is sought to replace a rear uPVC conservatory with a brick built pitched roof extension of a similar size. The rear garden is currently partially decked due to its extreme gradient and the conservatory has a door on the west side with steps down to the raised deck from this side. The new extension will have doors in the rear wall and steps down to the deck. Otherwise the deck and railings and further steps down to the lower garden are to remain unchanged, though maybe repaired/replaced if found to be unsound.

The rear extension measures 2.2 metres in depth, 3.9 metres in width and has an eaves height to match the existing bungalow. The maximum pitch roof height from natural ground level is 5 metres but is only 4 metres off internal floor level. The application has been revised to show a high level window in the outside flank wall.

Relevant Planning History

None.

Consultations

The ***Environmental Health*** officer has no objection but would like to see the precautionary contamination condition added to any approval.

Lancing Parish Council: *No objection.*

Representations

None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (DCLG 2012)
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 and AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: No.3 'Extensions and Alterations to Dwellings';

Planning Assessment

Principle

This is a very modest rear addition and largely a replacement of an existing structure. Only because of the changing ground levels and the resultant necessary eaves and ridge heights does it need permission.

Residential amenity

The proposed extension remains 1.8 metres off the boundary with No. 29 to the west and 5.5 metres off the boundary with No. 25 to the east. It is modest in scale and the increased height, pitching in all three directions, will have no significant impact for either neighbour. The repositioned stairs and door into the south elevation will if anything improve the privacy of the neighbour at No. 29.

Visual amenity

Policy AH7(b) of the Adur District Local Plan requires extensions to be of a design and materials sympathetic to the original dwelling and the area in general. The proposed extension is a sympathetically designed addition.

Recommendation

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved Plans
3. External materials to match existing

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance

with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.

Is recommendation contrary to any representations? N

Case Officer signed: MOK Date: 12/7/13

Authorised and signed by: Pd Date: 17.7.13