Expiry Date – 6/7

Development Control – Delegated Officer Report

Application Number: AWDM/0707/20 Recommendation – Grant

Site: 169 West Way, Lancing

Proposal: Singe storey rear extension

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: applicant's photos/Google

Site and Surroundings

This application relates to a hipped roofed bungalow at the end of West Way with a west facing rear garden. The property has a driveway on its north side paired with the drive at No. 122. The bungalow is unextended.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to add a rear extension. It measures 5.3 metres in depth, is full width and has a flat roof with a maximum height of 3.2 metres.

Relevant Planning History

None.

Consultations

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

No. 169, to the south, has a 3 metre deep rear extension. The proposed extension will be 2.3 metres deeper. It will not have a significant impact.

No. 122, to the north, has a rear extension and a detached garage adjoining the boundary at the end of their driveway. The applicant has removed his garage. The extension is 3.5 metres off the common boundary. It will not cause harm to occupiers of 122.

Character

This rear extension will not be out of character.

A 9 metre deep garden will remain after the extension is built, approximately 90sqm in area.

Recommendation APPROVE subject to the following conditions:

1. *Approve 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? No.

Case Officer signed:	MOK	Date: 16.6.2020
Authorised and signed by:	Peter Barnett	Date: 17 June 2020