Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1508/12

Site: 20 Chester Avenue, Lancing

Proposal: Ground floor rear extension

Date of site visit: 29 January 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi- detached two storey house located on the south side of Chester Avenue, almost opposite its junction with The Drive. This is a predominantly residential area comprising of a mix of dwelling types and designs.

Permission is sought for a single storey rear extension, extending across the full width of the house and with a staggered rear elevation. The extension would measure approximately 4.3 metres in depth from the rear wall of the existing rear projection (6.4 metres from the main rear wall) on the western side and 4.3 metres in depth along the east boundary, replacing the existing single storey lean to structure. The extension would have a flat roof measuring 2.9 metres in height approximately.

Matching render is proposed.

Relevant site history
None relevant

Consultations
Adur and Worthing Councils: The Environmental Health Officer has recommended a full contamination condition.

Lancing Parish Council: No objection

Representations
One letter of representation received from the occupier of No.22 raising a concern over working hours and noise levels during construction.

Relevant Planning Policies
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’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Residential amenity
The adjoining semi detached house to the north east has an existing infill extension adjacent to the common boundary and the proposed extension at No.20 would extend only 1.8 metres beyond the neighbours extension at this side and the deepest part on the west side of the rear would be well separated from No.20 so as not to pose any significant threat to residential amenity subject to ensuring that there are no side windows installed that could cause potential overlooking.

The main impact would be to the occupiers to the south west who would be nearest to the deepest section of the extension. At this side the extension would extend approximately 4.3 metres in depth from an existing 2 metre rear projection. However, the neighbours' own rear projection extends to approximately 1.5 metres beyond the existing rear projection at No. 20 with the main outlook from a kitchen being from a window in the rear wall. Given the orientation of the site, where the extension would be to the north east of this neighbour, that the main outlook is to the rear, and that there would be a distance of approximately 2.5 metres between the extension and the neighbouring house, a refusal on the grounds of loss of light or outlook could not be justified in these circumstances. The applicant has provided amended plans to delete the side window and a condition is recommended to prevent any side windows to avoid overlooking.

Any nuisance caused by noise/working hours during construction as highlighted in the representation can be dealt with under environmental protection legislation should the need occur.

Visual amenity
The extension would be fairly utilitarian in design but given its limited scale and position at the rear of the house where it would not be readily visible in the streetscene, and given the range of dwelling types and designs with various additions, it is considered acceptable on design grounds subject to the use of matching materials.

Recommendation

Approve for the reason:-
The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently would not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard time limit 3 years
2. Full contamination condition
3. Matching materials
4. No further side windows
5. Permission relates to approved plans:

Drawing Number JW/12/092 entitled 'Rear Extension' deposited 18.2.13

Informative:
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.

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

Case Officer: Rebekah Smith Date: 28 February 2013

Authorised by: Peter Barnett Date: 1 March 2013