Development Management - Delegated Officer Report

Application Number: AWDM/1218/20 Recommendation – APPROVE

Site: 58 Chester Avenue, Lancing

Proposal: Demolition of conservatory, Proposed single storey rear extension to east elevation.

Date of site visit: Use of photos and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a street of similar properties. As existing there is a rear single storey extension and adjacent conservatory both extending from the rear of the bungalow.

Consent is sought to remove the existing conservatory which is adjacent to the boundary with the attached dwelling and to replace it with a single storey flat roof solid extension to connect to the existing extension. The proposed extension will be slightly deeper than the existing conservatory to bring it in line with the adjacent projection. It is to be slightly wider, there is a space proposed between the side of the extension and the boundary so the proposed extension does not abut the boundary. Two roof lights are proposed, the extension will be rendered to match existing.

Representations

None received

Lancing Parish Council: - No objection

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the

amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extension will be replacing an existing conservatory with side parapet wall. It is not considered that the proposal will be overly large or dominant, it will be rendered to match the existing extension. It is to the rear of the dwelling and will not be visible within the street scene.

Residential amenity

The proposed extension will be sited between a rear conservatory at the attached neighbouring bungalow and an existing extension at the application site. It will be the same depth as the existing extension. It will project slightly further than the existing conservatory and it will be slightly closer to the boundary. The neighbouring extension appears to be a similar depth and there is a solid wall along the boundary. The roof of the neighbouring extension and side, high level obscurely glazed windows face onto the boundary. It is not considered that the solid side wall of the proposed extension will have any adverse impact here. There will be no significant impact upon light, outlook and privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the south elevation of the extension.

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

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.

Case Officer:	Hannah Barker	Date: 15th September 2020
Authorised by:	Peter Barnett	Date: 16 September 2020