Development Management - Delegated Officer Report

Application Number: **AWDM/0057/16** **Recommendation –** Approve

Site: 43 Lynchmere Avenue Lancing

Proposal: Single storey side extension to side elevation

Date of site visit: 25 April 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached bungalow located on the west side of Lynchmere Avenue. The bungalow has been previously extended including a single storey flat roofed extension which projects to the (south) side boundary and is set back from the front of the house by approximately 4.9 metres. Permission is sought to extend to the south side, attached to the existing flat roofed extension and extending forward of this by approximately 4.3 metres in depth and 2 metres in width. The extension would have a flat roof which would measure approximately 3.2 metres in height and there would be a setback from the front of the house by approximately 0.6m. Matching materials are proposed.

Relevant site history

L/215/73 Demolition of existing garage and conservatory and general extension and internal replanning to form new kitchen, box room, 2 bedrooms and conservatory. Approved 12.6.1973

First floor rooms within new enlarged roof with higher ridge, rear part-hipped gable and north side dormer. Approved 24.13.2005

Consultations
Lancing Parish Council: no comments received

Representations
None

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’ National Planning Policy Framework (CLG 2012), notably para 56, 64

Planning Assessment

Residential amenity

The main impact would be to the occupiers of No.37 which is a similar detached bungalow to the immediate south of the application property and is set at a lower ground level (approximately 1 metre lower). No.37 has a main side window in its north elevation serving the hallway/stairs which would face the new extension. As there are no main windows to habitable rooms and the main outlook for No.37 is to the front and rear, there would be no significant impact to the amenities of the occupiers of No.37. A condition is recommended for no side windows in the interests of protecting privacy.

Visual amenity
The extension is of standard design with a flat roof but is of relatively modest scale and would be set back from the front wall of the house. Given that there are other examples of flat roofed additions visible within the streetscene, on balance it is considered that there would be no significant harm caused to visual amenity subject to the use of matching materials.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Permission relates to approved plans:
   Drawing number 01/16 entitled 'Existing & Proposed' deposited 9 March 2016
   Unnumbered site location plan and block plan deposited 9 March 2016
3. Matching materials
4. No side windows

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 letter(s) of representation? N

Case Officer: Rebekah Smith Date: 28 April 2016

Authorised by: Peter Barnett Date: 3 May 2016