Expiry Date -

Development Control – Delegated Officer Report

Application Number: **AWDM/0631/13** **Recommendation – APPROVE**

Site: **Southerly Mount Way Lancing**

Proposal: **Single storey front extension**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a single storey front extension to measure (at max) 3.8 metres in height, 3.2 metres in length, and 10.1 metres in width.

The application property is a two-storey building with stone clad walls and brown tiled roof. It has a prominent front gable and a flat roof front extension.

The application site is in an outer residential suburb of Lancing, abutting the southern boundary of The South Downs National Park.

Relevant Planning History
None

Consultations
Lancing Parish Council: *No objections*
Adur & Worthing Councils: *Environmental Health contamination officer: please impose the precautionary contamination condition*

Representations
None

Policies and Guidance
Adur District Local Plan: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle
Upgrading of residential accommodation is acceptable in principle

Visual amenity and setting of South Downs National Park

The extension is modest in its scale and relates sympathetically to the design and style of the main building. It would be built of matching materials and finishes.

Although the property abuts the foothills of the Downs, it is heavily screened by vegetation and trees so this small extension would have a very marginal impact on the setting of the National Park.

While at the front of the dwelling, it is single storey and relatively small scale and would not detract from the character and appearance of the property or the street scene.

Residential amenity – effect on existing dwellings

The extension would come forward of the existing building so would take some light away from the neighbours to either side. While at a higher level than its neighbour to the east, any overbearing and overshadowing would be directed onto the driveways and front gardens of both neighbours (the property to the east has no windows in its flank facing the application site). Overlooking would be onto the public street.

So no harm to residential amenities would therefore result.

Contamination

The site is not contaminated so an informative would suffice to raise the applicant's awareness of this risk.

Recommendation

APPROVE for the reason:-

The proposed development would take place without detraction from the existing local urban environment and without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the relevant 'saved' policies of the Adur Local Plan AG1, AH7 and the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. External surfaces to match existing

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? N

Case Officer signed: Matthew Porter Date: 5-7-2013

Authorised and signed by: Peter Barnett Date: 5 July 2013