**Expiry Date – 7/9, EOT agreed to 24/9**

# Development Control – Delegated Officer Report

**Application Number: AWDM/1331/21 Recommendation – Grant**

**Site:** 5 Lewis Road, Lancing

**Proposal:** **Single storey rear extension with weatherboard cladding, raised steps with handrail**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 21/9

## Site and Surroundings

This application relates to a semi detached bungalow on the east side of Lewis Road. The property shares a driveway with the bungalow to the south and has a detached garage behind its rear wall.

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

## Proposal

Permission is sought to replace an existing rear conservatory and steps. The new extension measures 3.35 metres deep. It is flat roofed to a height of 3.35 metres and sits under the eaves of the existing bungalow. 2.7 metres wide centralised steps extend 1.9 metres out from the extension down into the garden, including 900mm deep platform.

## Relevant Planning History

None.

## Consultations

Lancing Parish Council: No objection.

## Representations

None received.

## Relevant Planning Policies and Guidance

The National Planning Policy Framework 2021
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

WSCC Guidance on Parking at New Developments (Sept 2020).

**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/Character

Both neighbours have rear extensions. The extension to be removed includes rear steps.

This replacement extension will not have a significant different impact than the conservatory to be removed.

The proposed side window is no different to the conservatory glazed wall to be removed. The extension at No. 3 has a solid side wall.

As this extension is at the rear the use of weatherboard cladding for the finish is acceptable.

**Recommendation APPROVE** subject to the following conditions:

1. *Approved Plans*
2. *3 years*

***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: 21/9/21

Authorised and signed by: Peter Barnett Date: 22 September 2021