Expiry Date - 15/05/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0389/12 **Recommendation – APPROVE**

Site: **42 Ring Road Lancing West Sussex BN15 0QE**

Proposal: **Amendments to ADC/0115/11 (enlargement of bungalow into a 5 bedroom house) to include an additional single-storey rear extension and a side wall to front-porch (retrospective)**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property was a hipped roofed detached 3-bed bungalow on the north side of Ring Road. Planning permission was granted in August 2011 to extend the roof of the application property to form a two storey dwelling with 5 bedrooms on the ground floor and the living room/dining area at first floor (ADC/0115/11). A two storey rear extension and first floor side extension were also proposed. During the course of the construction of the extension additional work was carried out, specifically the construction of a flat roofed ground floor extension at the rear measuring 3.3m wide, 3m deep and 3m high, and the addition of a side wall to the front porch. This application seeks retrospective permission for these works.

Relevant Planning History

ADC/0115/11 as described above.

Consultations

Lancing Parish Council – No objections

Representations

No representations received

Relevant Planning Policies and Guidance

Adur District Local Plan (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
The National Planning Policy Framework

Planning Assessment

Principle

The proposal comprises upgrading of 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 approved extensions have been largely completed and are considered to be visually successful in the street scene. The enclosure of the porch with a side wall is not considered to have a significant impact on the character of the dwelling. At the rear the ground floor extension 'squares off' the rear of the building and is a modest addition in the context of the overall enlargement and modernisation of the dwelling.

Residential amenity

The alteration to the porch does not have an adverse impact on the amenities of the neighbouring bungalow, No.44. The rear extension brings the dwelling closer to No.44 (approximately 2m distance) which has a side door and windows positioned towards the rear on its east side and which appear to be secondary windows or obscure glazed. The extension is 3m deep and 3m high with a flat roof and does not seriously increase the reduction in light to these windows over and above that which is already experienced as a result of the approved extension. Consequently, the additional works are not considered to result in harm to residential amenity.

Accessibility and parking

The extensions do not affect parking and access at the property.

Recommendation

APPROVE for the reason:-

The development does not detract from the local environment and has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the policies of the Adur District Local Plan (AG1, AH7).

Is recommendation contrary to any representations? N

Case Officer signed: Peter Barnett Date: 13 April 2012

Authorised and signed by: [redacted] Date: 13/4/12