Development Management - Delegated Officer Report

Application Number: AWDM/0181/18 Recommendation – Approve

Site: 44 Old Shoreham Road, Lancing

Proposal: Single-storey rear extension with white rendered external finish to south elevation.

Date of site visit: 17 April 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached hip roofed bungalow. It is proposed to construct a flat roofed single storey extension across the rear of the building measuring 5m deep, 7.2m wide and 2.8m high. It will be finished in white render.

Relevant site history

None

Consultations

Lancing Parish Council: No objection

Representations

None received

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 (March 2012)

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 is deep at 5m which exceeds the 3.5m recommended in the Council's DM Standard. However, the property a reasonable sized garden which will continue to have at least 10m depth following construction of this extension. The proposal is not considered to be overdevelopment or harmful to the character of the existing building.

Residential amenity

The attached bungalow has its own rear extension, approximately 2.5m deep. The proposed extension will be twice that depth but will only project 2.5m beyond the rear of the neighbour's extension. It is not considered therefore that it will result in harm to the residential amenities of the attached property.

To the east, the neighbouring property is screened from the extension by an existing garage at No.44 and is unaffected by the proposal.

Flood Risk

The submitted FRA confirms that the floor levels of the extension will be set no lower than existing levels.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

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: Peter Barnett Date: 17 April 2018

Authorised by: Gary Peck Date: 17 April 2018