Expiry Date – 22/10 EOT 26/10

Development Control – Delegated Officer Report

Application Number: AWDM/1549/21 Recommendation – Grant

Site: 59 North Farm Road, Lancing

Proposal: **Proposed part single and part two storey rear extension.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 22/10

Site and Surroundings

This application relates to a semi detached inter war house on the north side of North Farm Road close to the junction with Abbotts Way. The property has a half width rear extension and rear garden access on its east side.

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

Proposal

It is proposed to replace the rear addition with a full width extension, 2.8 metres in depth, 3.877 metres in height and 2.835m to eaves. It is also proposed to add a first floor extension to enlarge an existing bathroom. The first floor extension is 900mm in depth and extends from the flank wall westwards for 2.5 metres. It has a matching eaves line and lower pitched roof.

Relevant Planning History

None.

Consultations

Highways: No objection.

Lancing Parish: No objection.

Representations

One objection received:

Such a large extension will result in more people living there and more cars. This is close to a dangerous bend and will result in accidents.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2021
Adur Local Plan 2017 Policies 1, 2, 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.

Character

The extension is to the rear and modest in scale it will not be harmful to neighbour amenity.

Neighbour amenity

Both extensions are very modest. The first floor extension will adjoin paired rear garden access ways.

The extensions will not cause harm.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
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 any representations? Yes

Case Officer signed:	MOK	Date: 25/10/21
Authorised and signed by:	Peter Barnett	Date: 25 October 2021