Development Control – Delegated Officer Report

Application Number: AWDM/0956/18 Recommendation – APPROVE

Site: 81 Irene Avenue, Lancing, BN15 0NY

Proposal: Single storey rear extension to replace existing on west elevation.

Date of site visit: 19.07.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The application property is a large semi-detached, two storey dwellinghouse, with a long rear garden some 35m long x 12m wide. There are trees on the side boundary to no. 79 and the rear of the garden.

No. 79 has a single storey flat roof extension up to the boundary with the application site, and no. 81 has built up to the boundary, with a single storey conservatory.

To the north side of the property is a car parking area for 11no. cars and there is a pedestrian path to a further car parking area for 12no. cars accessed off Pratton Avenue. Behind the Irene Avenue car parking are allotments.

The application seeks permission for a single storey rear extension to replace the existing extension. It will be the same width, which is approx. 8.9m, but the depth will increase from 3.4m to the rear of the conservatory, to 5m. Like the existing conservatory, it will be sited very close to the boundary with its neighbour no. 89.

The rear extension will have a flat roof approx. 2.8m high with a glazed lantern rooflight within it.

Relevant Planning History:

L/227/02/TP First floor extension on north side (above and to the rear of garage) and rear conservatory. **Approved Conditionally 31.02.2003**

Representations: Lancing Parish Council: No objections

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance 2018

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

Although the rear extension is some 5m in depth and will be close to the neighbouring boundary, it will be approx. only 1.5m deeper than the existing conservatory.

The proposed rear extension will 'tidy' up the rear elevation as currently there are a number of doors, that do not contribute to the design of the dwelling

Residential Amenity

The neighbouring property no. 79 has a single storey rear extension that comes out to approx. the same depth as the conservatory at no. 81, and using the 45 degree rule, the proposed extension is just outside of viewing the line. Other than a roof glazed lantern, the proposed extension will have a flat roof, thereby the additional 1.5m of extension outside of the existing conservatory, will not have a material impact upon the neighbouring property's visual amenity.

There are no neighbouring properties to the north and the property to the rear is some 60m distant from the proposal.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to match
4. No windows/openings on the south side facing no. 79 Irene Avenue

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 22.08.2018

Authorised by: Peter Barnett Date: 22 August 2018