Expiry Date – 10/9 EOT 4/1/22

Development Control – Delegated Officer Report

Application Number: AWDM/1358/21 Recommendation – Grant

Site: 1 Bridge Close, Lancing

Proposal: **Single storey side and rear extensions.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 22/10

Site and Surroundings

This application relates to a bungalow on the south side of Bridge Close just off Russells Drive. The bungalow as built has a flat roofed garage on its west side. It has been extended into the roof with an almost full width rear dormer and front rooflights.

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

Proposal

The application has been revised and is now for ground floor side and rear extensions. It had previously included a pitched roof over the side extension with a widened rear dormer. The side extension has a mock pitched roof and domed rooflight for the bathroom instead of a side window.

Relevant Planning History

None.

Consultations

Lancing Parish Council: No objection

Representations

Objection from No.3 summarised as:

Loss of light to kitchen (side door)
No other garage extended to within 1 metre of the boundary.
No objection to side extension only to the roof area over it.

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'.

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

The side extension is within 100mm of the shared boundary with No. 3. The existing garage is on the boundary. No. 3 has a side passage on the boundary approximately 1 metre in width. It has a kitchen door in the side wall. The kitchen has its main outlook/light from the front. No. 3 also has a secondary living room side window.

The revised extension now has a maximum height of 2.9 metres. This will not significantly reduce the light received to these side windows and nor will it be overbearing.

The rear extension is 4 metres deep. No. 3 has a rear conservatory. On the eastern boundary the extension abuts the rear garden boundary of Russell Close gardens. It will not be harmful.

Character

The single storey side extension is in keeping in the streetscene. The rear extension will not be visible.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 31/12/21

Authorised and signed by: Peter Barnett Date: 31 December 2021