Expiry Date – 1/12

Development Control – Delegated Officer Report

Application Number: AWDM/1351/17 Recommendation – Approve

Site: 11 Manor Way, Lancing

Proposal: **Single storey rear extensions; conversion of existing garage to habitable room involving new pitched roof.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 21/11

Site and Surroundings

This application relates to detached double fronted bungalow on the east side of Manor Way at the head of this cul de sac and adjoining public alleyways though to Hayley Road and Lewin Close. No. 9 and No.11 were built in the early 1990's, other bungalows in the street are semi detached and were built in between the wars.

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

Proposal

Planning permission is sought to add two separate single storey rear extensions and to convert the garage into a habitable room. The garage conversion in itself does not require planning permission but it is necessary to increase the height of the garage by 400mm and this does require permission.

Relevant Planning History

L/143/90/TP/6543 - Application For Approval Of Reserved Matters For Re-Development With 2 Detached 2-Bedroom Bungalows With Garages. Granted 23.10.90

L/5/90/TP/6119 - Outline Application For Redevelopment With Two Detached 2 Bedroom Bungalows With Garages. Granted 13.2.90

Consultations

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Saved Local Plan policies AG1, AH2, AH5 and AH7 and Appendix 11 including Supplementary Planning Guidance comprising 'Development Control Standard No. 3 Extensions and Alterations to Dwellings'.
Submission Adur Local Plan Policies 1, 2 and 15

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

No. 9, to the north, sits deeper into its plot than the application site. The extension proposed to the rear of the garage is 5.1 metres in depth, 3 metres beyond the main rear wall of No. 9, beyond which they have added a conservatory extension. No. 9 sits off the shared boundary by 1 metre and in its side wall is an obscurely glazed window and door which face the side wall of the existing garage at No. 11. The extension has a matching eaves line to the bungalow and a ridge height of 3.1 metres.

It is not considered that the proposed rear extension or raised roof height to the garage will significantly worsen light or outlook to the side windows at No. 9.

The living room extension is 4 metres deep and follows the angled southern boundary but is set away from it by 1 metre. This boundary is defined by high fencing and shrubbery beyond which is an alleyway through to Lewin Close. The living room extension will have no neighbour impact.

Adequate rear garden area is to be retained.

Streetscene

The introduction of a low pitched roof and front window in place of the garage will not be harmful to the streetscene. The rear extensions will not be visible in the street.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to match
4. No new windows - north side

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? No

Case Officer signed:	MOK	Date: 23.11.17
Authorised and signed by:	Peter Barnett	Date: 23 November 2017