Expiry Date – 18/8, EOT agreed to 17/9

Development Control – Delegated Officer Report

Application Number: AWDM/1181/21 Recommendation – Grant

Site: 146 Brighton Road, Lancing

Proposal: **Single storey rear extension**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 19/8

Site and Surroundings

This application relates to a detached gable fronted three storey house on the south side of Lancing Road. As is typical with these houses the property is three storeys at the front and two storeys at the rear with a terraced rear garden down to Widewater.

There is a flat at lower ground floor (146a). This does not have the benefit of planning permission but looks to be more than 4 years old.

Proposal

Planning permission is sought for a 4 metre deep rear extension . It is flat roofed to a height of 3.55 metres. The application has been revised since first submitted with the extension no longer extending beyond the west flank wall. It is wider eastwards to compensate.

Relevant Planning History

L/205/88 - Rebuilding Of Rear Section Of Property And Provision Of New Dormers. Granted.

L/108/88 - Conversion Of Lower Ground Floor Into Self Contained Flat, First-Floor Extension & New Dormers To Maisonette. Refused

Consultations

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

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

This is a rear extension typical in size and design terms to others here. No harm to character.

Neighbour amenity

The extension has been pulled away from the western boundary to improve light to windows in the west flank of the ground floor flat. No. 148, to the west has a rear extension of a similar depth. It is more than 7 metres from the boundary with No. 144, to the east.

No significant neighbour harm will occur.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Matching materials*

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: 14/9/21

Authorised and signed by: Peter Barnett Date: 15 September 2021