Development Management - Delegated Officer Report

Application Number: AWDM/0808/22 Recommendation – APPROVE

Site: 4 Bristol Avenue, Lancing, BN15 8NJ

Proposal: Single storey rear extension and raised decking (resubmission of AWDM/1841/22)

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the east side of Bristol Avenue and no. 4 is a semi-detached bungalow, with front and rear, flat roof infill extensions. There is also an outbuilding and a garage on the rear boundary abutting the access road at the rear. The rear garden is lower than the front

Bristol Avenue comprises predominantly semi-detached bungalows, and many have been extended to the rear and have outbuildings to the rear. There are also many with forward extensions.

Proposal:

The proposal, seeks permission for:-

- a full width, single storey rear extension shown to be 3.8m deep x 5.95m wide x 2.8m high (excluding rooflights);
- raised decking to rear of extension shown to be 1.9m deep x 5m wide x 550mm high, with associated steps down to the garden level;
- 1.8m high privacy screen to both sides of the raised decking

Consultations: None

Representations: Lancing Parish Council: No comment

Relevant History:

AWDM/1841/21 Single storey rear extension and raised decking **Approved 14.12.2021**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

The proposal will cover the full width of the existing dwelling and will re-order the internal layout accordingly, and it is an amended application to that approved under AWDM/1841/21. That application was for a 5m deep extension and this application seeks a 3.8m deep extension, a reduction of 1.2m. There will be no other material external changes to the proposed extension over the earlier permission.

There is a 1.9m depth of raised decking to the rear of the proposal, the decking is approx. 500mm high and will have obscure glazed privacy screening either side of it to a height of 1.8m, which is considered an acceptable screen within the residential garden area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows
5. Privacy screens

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 18.08.2022

Authorised by: Peter Barnett Date: 18 August 2022