Development Management - Delegated Officer Report

Application Number: AWDM/1200/21 Recommendation – APPROVE

Site: 3 The Drive, Lancing, BN15 8PT

Proposal: Single storey rear extension

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 west side of The Drive, and contains a semi-detached bungalow. The main of street comprises semi-detached bungalows with and some detached properties interspersed.

No. 3 has an existing conservatory type rear extension and other properties within the street have rear extensions and or roof dormers. The application site also has a prefabricated garage sited to the rear side of the property.

Proposal:

The proposal seeks permission for a flat roof rear extension measuring approx. 5.5m wide x 3m deep x 3m high. The external walls are stated to be render finish to match the existing dwelling.

Consultations: None

Representations: Lancing Parish Council: No comments

Relevant History:

AWDM/1644/20 Certificate of Proposed Lawful Use or Development for hip to gable roof extension, rear dormer and first floor side window.
Granted 25.11.2020

AWDM/0748/20 Certificate of Proposed Lawful Use or Development for hip to gable roof extension to south east roofslope; rear dormer to south west roofslope.
Granted 09.07.2020

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 proposed rear extension will be modest in nature being approx. 3m deep x 5.5m wide x 3m high. It will replace the existing conservatory and be deeper by just over 1m, and it will be sited 250mm from the side boundary to no.5.

The plans indicate that it will not be started until the roof extensions are completed.

The rear extension is modest in size, only some 1m deeper than the existing conservatory extension. It will be higher than the existing side boundary to no. 5 The Drive, but the depth of the extension, at 3m will accord with SPG No. 2 'Extensions and Alterations to Dwellings, and thereby is considered to be an acceptable form of development which will not result in unacceptable harm to neighbouring residential properties, in particular to no. 5.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Window

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 17.08.2021

Authorised by: Jo Morin Date: 17.08.2021