Expiry Date - 17/05/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0399/12 **Recommendation – APPROVE**

Site: **24 Brook Way Lancing West Sussex BN15 8DG**

Proposal: **Single-storey rear extension**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is a gabled roof bungalow with rooms in the roof within the built up area of Lancing. The bungalow is within a street of similar properties.

Permission is sought for a single storey flat roof extension to the rear. Amended plans have been received which show the extension reduced to 3.5 metres in depth. Due to the boundary with the attached bungalow no. 26 being positioned at an angle the extension is 6.9 metres wide adjacent to the original rear wall reducing to 6.3 metres. The extension is 2.85 metres high and it will provide a kitchen/diner.

Representations

Third Parties: - No third party representations have been received.

Lancing Parish Council: - No Objection

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.' National Planning Policy Framework – CLG March 2012

Planning Assessment

Principle

Policy AH7 of the Local Plan states that extensions and alterations to dwellings should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Supplementary Planning Guidance is contained in DC Standard No. 3 'Extensions and Alterations to Dwellings.' This states amongst other things

that the most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and street scene generally.

National Planning Policy Framework states that: Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Visual amenity

The proposed flat roof extension is to the rear of the bungalow and is therefore not visible within the street scene. It is not overly large in scale and is subservient to the existing bungalow.

Residential amenity

The extension will be built up to the boundary with the attached bungalow no. 26 Brook Way. As stated above this boundary line is set at an angle. The extension is to be built to follow this boundary line. The amended plans show the extension to be 3.5 metres in depth which is in line with the Council's Development Control Standards. Therefore there will be no adverse impact on the residential amenities of the occupiers of the adjacent bungalow with regards to loss of light, privacy or overbearing impact.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7).

Subject to Conditions:-
1. Standard time limit 3 years
2. External materials and finishes to match existing.
3. The development hereby permitted shall be carried out in accordance with the following approved plans: -

Drawing no. 32868/2 Rev B – received 12th April 2012

For avoidance of doubt and in the interests of proper planning.

4. No windows inserted in S. side

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Contaminated land informative

Is recommendation contrary to any representations? N

Case Officer signed: Hannah Barker Date: 23rd April 2012

Authorised and signed by: [redacted] Date: 23/4/12