Development Management - Delegated Officer Report

Application Number: AWDM/1617/17 Recommendation – APPROVE

Site: Coastal Haven, East Street, Lancing

Proposal: Single Storey Extension to rear

Date of site visit: 27/11/17

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey detached dwelling with an attached flat roof garage to the side and off street parking to the front. There is an existing lean to single storey extension to the rear which extends across the rear of the dwelling including to the rear of the garage. Part of this existing extension does not extend as far as the rest, the section to the western side of the building. This is set in by just under 0.8 metres. Permission is sought to extend this section of the building to match the existing extension with matching lean to roof. Also proposed is an additional roof light to match existing.

Representations: - None received

Lancing Parish Council: - No objection

Relevant Planning Policies

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'
Submission Adur Local Plan as modified in accordance with the inspectors recommendations (2016) Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

The extension is very modest in scale and is to the rear of the dwelling. It is not visible within the street scene and is at single storey level. The depth of the extension is less than 0.8 metres and brings the extension in line with the

lean to addition across the rear of the dwelling. Materials to be used will match existing and the roof light proposed is in keeping with the existing roof lights.

Residential amenity

The extension is adjacent to the boundary to the west, a neighbouring terrace of residential properties are located here. These are set closer to the road than the application property which is set back. However there is approximately 4 metres between the dwellings and the limited depth and scale of the proposal does not give rise to any significant loss of light, privacy or overbearing impact here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

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.

Case Officer: Hannah Barker Date: 27th November 2017

Authorised by: Peter Barnett Date: 28 November 2017