Expiry Date – 17/6

Development Control – Delegated Officer Report

Application Number: AWDM/0708/21 Recommendation – Grant

Site: 144 First Avenue, Lancing

Proposal: **Single storey side extension to north elevation.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: photos/Google maps

Site and Surroundings

This application relates to an end of terrace inter war house on the west side of First Avenue and junction of The Upper Brighton Road, A27. The house has a two storey side extension. It is brick at ground floor with a rough cast rendered first floor.

There is a brick wall boundary between the site and the Upper Brighton Road pavement. This is an angled boundary and the house is set off it by an average 2.3 metres. This area is gated at the front.

The property also has a full width rear extension which also extends to the north side boundary.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to build a single storey extension in this side area up to the side boundary. At its widest point, at the front, it would be 2.85 metres wide. It is shown as flat roofed with a mock pitch frontage which extends off an existing pitched roof front detail. The maximum height would be 3.05 metres. It would create a utility room and WC.

Relevant Planning History

L/41/98 – Two storey side extension. Granted

L/77/96 – Single dwelling. Refused.

L/49/89 – Detached double garage at rear. Granted

L/114/85 – Vehicle access. Granted.

L/20/85 – 1.8m high fence north side. Granted.

Consultations

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
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

The extension would be an acceptable addition to the streetscene. Parking for 2/3 cars exists in the frontage. This gated area does not provide space wide enough to accommodate a car.

Neighbour amenity

This area is well removed from neighbours. It will not cause any neighbour harm.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 15.6.21

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