Development Management - Delegated Officer Report

Application Number: AWDM/0178/15 **Recommendation – Approve**

Site: **93 Brighton Road, Lancing**
West Sussex, BN15 8BG

Proposal: **Two storey side extension attached to number 93 and 95 Brighton Road**

Date of site visit: 18 February 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a 2 storey flat-roofed property fronting Beach Green. It has a flat roofed ground floor extension at the side which is used as a balcony. It is proposed to construct to demolish this extension and to construct a 2 storey flat-roofed extension in its place. The extension will measure 2.6m wide at the front, narrowing to 1.3m wide at the rear. It will be set back from the front of No.93 by 4.4m, with the area in front of the extension to be used as a balcony. It will be no higher than the existing roof of the building and will be white rendered to match No.93.

The extension will attach to the side of No.95 to the east, which is also within the applicant's ownership. That property has a blank, tile hung side wall.

Relevant site history

None

Consultations

Lancing Parish Council: No objection but there was a concern about the loss of a parking space which would place additional pressure on this busy stretch of roadway.

Representations

None received

Relevant Planning Policies

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 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 will be recessed from the front of the building and will be a modest infill which will not cause harm to the visual amenities of the area.

Residential amenity

The extension will link Nos. 93 and 95 but the side of No.95 has no windows which will be affected by the proposal. The proposed balcony replaces an existing balcony in the same location and will not cause any loss of amenity.

Parking

The proposal does not involve any change to existing parking arrangements on the site.

Recommendation

APPROVE

Subject to Conditions:-

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

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: Peter Barnett Date: 19 March 2015

Authorised by: Gary Peck Date: 20 March 2015