# Development Management - Delegated Officer Report

**Application Number: AWDM/2069/21 Recommendation – APPROVE**

**Site: 11 Seaside Road, Lancing BN15 8DD**

**Proposal: Proposed rear extension, with replacement raised decking, side access steps and door to north elevation together with 1.8m high privacy fence panel screen to south boundary**

**Date of site visit:** Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site.

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings:**

The property is a situated on the southeast side of Seaside Road and is a rendered, semi-detached bungalow. Seaside Road comprises predominantly bungalows, many with rear extensions and some with front and/or rear dormers of various sizes.

The land is lower to the rear, and other than an existing raised decking area with steps into the lower garden, no. 11 currently does not have any extensions. From the front the property appears to have a side, attached garage, but there is no building, only the front façade.

**Proposal:**

The application seeks permission to:-

- Provide a flat roofed, single storey rear extension, shown to measure 4.64m wide x 3.365m deep x approx. 3.6m high (excluding roof lantern);
- Provide raised decking area with steps leading into the garden, measuring approx. 3.74m wide x 3.3m deep x 800mm high.
- Provide associated railings around the decking approx. 1.1m high;
- Provide a 1.8m high privacy fence panel screen next to the mutual boundary with no. 9
- Provide a side door to north elevation with external platform with railings and steps leading down to the ground;
- 2no. rooflights to rear (east) roofslope.

**Representations:** Lancing Parish Council: No comment

**Consultations:** None

**Relevant History:** None

**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 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 surrounding area.

***Visual and Residential Amenities***

The rear extension will be located some 3.7m from the side boundary with no. 9 and the raised decking is located between the proposed extension and the mutual boundary to no. 9. In order to prevent unacceptable overlooking onto no. 9, a 1.8m high privacy fence panel screen will be erected at the common boundary, on top of the decking and to the end of the steps, the overall height from ground level to the top of the screen is approx. 2.63m, but in view of there being a conservatory extension to the rear of no. 9 which comes close up to boundary, it is not considered that the privacy fence panel screen will result in any material loss of residential amenities to no. 9.

The extension itself will be separated from both of the neighbouring properties, approx. 5.6m from no. 15 to the north and 3.7m from the property to the south, no. 9. Both of which are considered to be of a reasonable separation distance within the built up are such as this so as not to result in any unacceptable negative impacts onto the neighbouring properties.

**Recommendation:**
**Approve:**
**Subject to Conditions:-**

1. Approved plans
2. Standard time limit
3. Materials
4. Privacy screen

**Informatives:-**

1. Approved following amendments

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

Case Officer: Eve Hearsey Date: 18.01.2022

Authorised by: Peter Barnett Date: 19 January 2022