Expiry Date – 29/9

Development Control – Delegated Officer Report

Application Number: AWDM/1219/20 Recommendation – Grant

Site: 3 Fairview Road, Lancing

Proposal: **Single storey front/side extension.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 17/9

Site and Surroundings

This application relates to a detached 1950's garage on the west side of Fairview Road.

The property is not in a conservation area and is not listed. The bungalow has a garage on its west side and abuts a private road, Fairview Gardens, where 3, newer, 2 storey houses have been built.

Proposal

Planning permission is sought to extend the front of the garage and adjoining bedroom by a maximum 1.2 metres and to convert the garage into an en suite bedroom. The garage conversion will have a pitched roof element.

Relevant Planning History

None.

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'.

Planning Assessment

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.

This extension is very modest in size and will have no harmful impacts on neighbours or the varied streetscene.

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: 24.9.2020

Authorised and signed by: Peter Barnett Date: 24 September 2020