Expiry Date – 6/9, ppa to 15/9 requested

Development Control – Delegated Officer Report

Application Number: AWDM/1095/17 Recommendation – Grant

Site: 23 Pratton Avenue, Lancing

Proposal: **Single storey rear infill extension to rear (west) elevation.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 12/9

Site and Surroundings

This application relates to a semi detached inter war house on the west side of Pratton Avenue. The house has a part width ground floor rear extension and a rear dormer extension. The property has a long rear garden and two large garden outbuildings in it.

It is not in a conservation area.

Proposal

Planning permission is sought to square off the existing rear extension and to rebuild the west side wall of the existing addition.

The infill extension measures 2.3 metres in depth, 2.5 metres in width and is 3 metres high to eaves.

Relevant Planning History

L/164/85/TP/2806 – single storey rear extension. Granted 10.1.86

Consultations

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Saved Local Plan policies AG1, AH2, AH5 and AH7 and Appendix 11 including Supplementary Planning Guidance comprising 'Development Control Standard No. 3 Extensions and Alterations to Dwellings'.

Emerging Adur Local Plan Policies P1, P2 and P15

Planning Assessment

Principle

The principle of development is acceptable as it upgrades a dwelling within the built up area boundary. Of particular consideration is the impact of the extension on neighbour amenity.

No. 25, to the north, has a rear conservatory extension deeper than the extension proposed. This conservatory has clear glazing in the side wall but also in the rear wall. It is set off the shared boundary by approximately 1 metre, as is the proposed extension. The extension will not be harmful to neighbour amenity. A side window proposed high level and it is recommended that a condition be added that it should have a cill level at least 1.7 metres off finished floor level.

No. 21 is extended to the same depth already. The extension will have no greater impact.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to match
4. Side window 1.7 metres off finished floor level.

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? N

Case Officer signed:	MOK	Date: 13/9/17
Authorised and signed by:	Peter Barnett	Date: 13 September 2017