Expiry Date: 23rd May 2022

Development Management – Delegated Officer Report

Application Number: AWDM/0520/22 **Recommendation – APPROVE**

Site: 52 Pratton Avenue Lancing West Sussex

Proposal: Single storey rear extension to replace existing conservatory

Date of site visit: 07th April 2022

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

- **Application Site:** Consists of a semi-detached bungalow
- **Character:** residential
- **Site Levels:** flat

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

The application proposes:

- Single storey extension to the rear measuring 3m deep by 8.24m wide with flat roof of approximately 3.16m.
- The extension would be finished in bricks and tiles to match the existing house and would have French doors and windows to the rear and two roof lights above.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:
None received

Relevant Planning Policies

- Adur Local Plan 2017 Policy 15
- 'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''

- National Planning Policy Framework (July 2021)
- WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The extension will replace an existing conservatory and would not be widely visible, therefore, there would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this application. The proposal would be finished in materials to match the existing building.

Residential Amenity

The new addition is built onto the shared boundary with number 54. The orientation of the rear aspect lends itself not to impact on the light or privacy of the neighbouring occupier.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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 letter(s) of representation? N

Case Officer: Stuart Corbey Date: 10.05.22

Authorised by: Peter Barnett Date: 11 May 2022