Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0317/15

Site: **10 Eighth Avenue**

Proposal: **Conservatory to rear (east) elevation**

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached two storey property with a catslide roof. The building has a flat roof rear extension. It is situated in an outer residential suburb of Lancing.

Permission is sought for a rear and side extension to measure (at max) approximately 3.5 metres in height, 7 metres in length, and 5 metres in width.

Relevant site history
None

Consultations
Lancing Parish Council: No objection

Representations
None

Relevant Planning Policies
Adur Local Plan AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle
Upgrading of the housing stock is supported in principle.

Visual amenity

The extension is of appropriately domestic scale and is largely lightweight and glazed. It is situated at the rear of the building, not visible to the public. The flat roof of it sits at the same height as the eaves of the main building.

No visual harm would arise from it.

Residential amenity

The neighbours principally impacted upon are the neighbours to either side.

Adjoining neighbour

The rear walls of the application property and this neighbouring building are in line with one another. The extension would protrude 3 metres beyond the rear wall of the neighbouring building. Such length would satisfy the Council's adopted standard of tolerable impact in terms of overbearing and overshadowing.

Existing boundary treatment demarking the shared plot boundary would effectively screen against intrusive overlooking and loss of privacy.

Neighbour to south

This neighbouring building has its own rear conservatory.

Although the extension is of some length onto the neighbour, its side element is single storey in design and the rear element is most entirely glazed with lightweight frame. This negates any potential overbearing and overshadowing.

Overlooking and loss of privacy would be largely oblique given the orientation of the neighbour's own conservatory and the proposed extension – both with principal outlook directed onto their respective gardens.

Recommendation

APPROVE

Subject to following conditions:-

1. Standard time limit
2. Approved Plans

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: Matthew Porter Date: 14-5-2014

Authorised by: Peter Barnett Date: 18 May 2015