Expiry Date

Development Management – Delegated Officer Report

Application Number: AWDM/0515/22 **Recommendation – APPROVE**

Site: **106 Freshbrook Road Lancing**

Proposal: **Single storey rear extension and internal alterations to provide facilities for disabled son.**

Date of site visit: 07/03/22

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

- **Application Site: corner plot**
- **Property Type: semi – detached**
- **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:

- Replacing the existing Conservatory
- single storey extension to the rear measuring 4m deep by 8.9m wide with a flat roof of approximately 3m high.
- The extension would adjoin an existing side addition allowing for a full wrap around addition.
- 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 a roof light above.

Relevant Planning History:

None relevant

Consultations:

Lancing Parish Council: No comment

Representations:
None received

Expiry Date

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 proposed extension is to the rear of the property. The proposal is subsidiary in form and scale and would be finished in materials to match the existing building.

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.

Residential Amenity

The most immediate neighbour to be affected is no.104 Freshbrook Road.
The new addition measures a similar depth to the conservatory it replaces therefore officers consider 4m is an acceptable depth in these circumstances without impacting on the right to light or privacy of the neighbouring occupier. However, in order to be acceptable, the end of the extension has been angled away from the boundary with 104 to ensure there is no harmful loss of light or outlook.

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
4. No side windows

Informative

The Local Planning Authority has acted positively and proactively without amendment in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the

Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 22/6/2022
Authorised by:	Peter Barnett	Date: 23/6/22