Expiry Date - 11/04/2019

Development Control – Delegated Officer Report

Application Number: AWDM/0279/19 Recommendation – APPROVE

Site: 7 Freshfields Close Lancing West Sussex BN15 9LS

Proposal: Retention of single-storey rear/side extension to north elevation which replaced original garage and replacement solid roof to existing conservatory on rear (east) elevation (retrospective and revisions to AWDM/1578/18).

Date of site visit: 28.02.19

Neighbours checked: Yes

Additional neighbour notifications: No

Proposal, Site and Surroundings

The existing dwelling is a semi-detached bungalow with existing rooms in roof with a rear dormer, a conservatory to the east elevation (built around 2003), and a detached garage on the northern boundary.

The adjoining dwelling is No.9 to the south which also had a large rear dormer in addition to a flat roofed rear extension both to its east elevation; there is a 1.8m high close boarded fence along this boundary. No.5 is to the north and is set further forward on its plot.

Planning permission was granted in 2018 to replace the conservatory roof with a solid lightweight insulated aluminium roof to a similar height and profile to existing and the detached garage replaced with a single-storey rear extension to accommodate a study.

Works commenced not according to plan and therefore this application is to apply for the revisions; the roof of the extension is slightly lower than permitted and it is not as wide or deep so the footprint has been reduced. The roof to the conservatory has been built according to the planning permission.

Relevant Planning History

AWDM/1578/18 Permitted
Single-storey rear extension to replace existing garage and solid roof to existing conservatory both to east and north elevations.

Consultations

Lancing Parish Council: No objection.

Expiry Date - 11/04/2019

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 2018)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The overall size of the extension has been reduced and it is still in keeping with the dwelling. The front elevation would be partially visible from the street but would not affect visual amenity adversely.

Residential amenity

The proposed extension is adjacent to the garage at No.5 to the north and some distance from the boundary with No.9 and therefore there would be no adverse effect on the residential amenity of adjoining dwellings.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Materials to match existing

Is recommendation contrary to letter(s) of representation? No

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.

Expiry Date - 11/04/2019

Case Officer: Sarah Foster Date: 26.03.19

Authorised by: Peter Barnett Date: 26 March 2019