Expiry Date – 19/4

Development Control – Delegated Officer Report

Application Number: AWDM/0302/21 Recommendation –

Site: 46 Bristol Avenue, Lancing

Proposal: **Single storey rear extension with high level windows and rooflights**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 9/4

Site and Surroundings

This application relates to a gabled detached bungalow on the east side of Bristol Avenue. The property has been extended at roof level on both sides. On the south side the bungalow has a driveway paired with the driveway of a semi detached hipped roof bungalow to the south, No. 44. Beyond the site, to the north, is open land.

The site is not in a conservation area and is not listed.

Proposal

Permission is sought to add a 6 metre deep rear extension with a fully gabled roof to match the existing property.

Relevant Planning History

None.

Consultations

Lancing Parish Council: No objection.

Health:

> *The Private Sector Housing team of Adur & Worthing Councils have identified that some aspects of the development may result in hazards that require action under the Housing Act 2004. Typical hazards can include 'inner' rooms (where the only means of escape in the case of fire is through another risk room i.e. bedroom, living room, kitchen, etc.) or where there are inadequate windows or outlook from habitable rooms. In this case, both the existing and proposed layouts show that the means of escape in the case of a fire from the*

first floor bedrooms are through high risk areas and so the bedrooms are inner rooms. The proposed layout dies, however, offer the opportunity for the enclosure of the staircase and a lobby to be constructed to the new entrance to mitigate this risk Compliance with Building Regulations will not necessarily address the hazards identified and you should contact the Private Sector Housing team to confirm that the layout of the property is acceptable prior to commencing the development in order to avoid the need for any formal intervention or the requirement of retrospective works.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

This bungalow is different to all others in the street. The rear extension is bold in its design but will be little glimpsed from the road. It will not be harmful to local character.

Neighbour amenity

This property is due north of its only neighbour and separated from it by the width of 2 driveways, 5+ metres. Whilst the property already sits deeper into the plot than No. 44 the extent of separation, orientation and No. 44's garage on the common boundary will ensure that the extension proposed will have no significant impact on light or outlook for occupiers of No. 44.

A 16 metre deep rear garden will remain ensuring more than adequate separation to the caravan park beyond.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Matching Materials*

Informative

1. 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.
2. Public Health Housing

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 9/4/21

Authorised and signed by: Peter Barnett Date: 9 April 2021