Expiry Date 26th May 2022

Development Management – Delegated Officer Report

Application Number: AWDM/0549/22 **Recommendation – APPROVE**

Site: **8 Nursery Close, Lancing, West Sussex**

Proposal: **Single storey side extension**

Date of site visit: 07.04.22

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

- **Property Type:** single storey detached set in a modest plot
- **Character:** residential cul-de-sac
- **Site Levels:** flat

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

Proposal

The application proposes:

- A single storey side extension would measure 2m wide by 8.9m deep with a total eaves height to match the existing dwelling
- The extension would add a ground floor bathroom Gym and Utility.
- The extension would be finished in bricks and tiles to match the existing

Relevant Planning History: N/A

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).

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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 dwelling has a recessed area by the front door when looking at the principal elevation, this is indicated on the plan. The new wall is aligned with the front door wall. This allows for the proposal to be set back slightly and remain subsidiary in form and scale of the existing dwelling and would be finished in materials to match the existing building.

A gap of just over 1m would be left to the boundary. This is recommended in DM Standard No.2 sufficient to prevent a terracing effect should the neighbour at number 9 decide to extend in a similar manner. 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 nature of the location on a cul-de-sac where the character of the area is residential officers do not consider the proposal would have any adverse impact on the character of the conservation area which abuts the sites most northern boundary.

Residential Amenity

The most affected property is the adjoining neighbour to the east side at No.9.

The property to the east is separated by an existing fence and driveway and, while there are windows in the side of the proposal, they are shown to be high level and obscured. There are windows at the side of the neighbouring property but these are likely to be secondary and it is not considered that there would be a 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 windows in side elevation of extension

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: 24/05/2022
Authorised by:	Peter Barnett	Date: 24 May 2022