Development Control – Delegated Officer Report

Application Number: AWDM/0177/15 Recommendation – Approve

Site: 35 Annweir Avenue, Lancing

Proposal: Demolition of existing rear and side extension and construction of new side and rear extension

Date of site visit:
Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached inter-war period dwellinghouse. There is an existing lean-to single storey structure to the side/rear.

The proposal is for a single storey rear and side extension measuring (at max) 3.5 metres in height, 7 metres in length, and 8 metres in width.

The surrounding area is an outer residential suburb of Lancing.

Relevant site history
None

Consultations
Lancing Parish Council: No objections

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The majority of the extension is concealed from public view from the street. It is of an appropriately domestic scale and its exterior materials and finishes would match. No visual harm would arise from it.

Residential amenity

The neighbours principally impacted upon by this development are those to either side (it is physically removed from the remainder).

Neighbour to south

The neighbour to the south has a timber and glass extension at the rear. The proposed extension would project a short distance beyond the line of the neighbour's extension. However, it is single storey only and there would be no adverse overbearing and overshadowing effects.

No windows are proposed in the side wall and the oblique overlooking would be largely screened by boundary fencing, so harmful loss of privacy is avoided.

Neighbour to north

This neighbouring building has its own conservatory built off the rear. However the length of extension wall which would protrude beyond this is angled away from it. This would avoid resultant overbearing and overshadowing.

No windows are proposed in the side wall and the oblique overlooking would be largely screened by boundary fencing, so harmful loss of privacy is avoided.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Materials to match existing

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: 26-03-2015

Authorised by: Peter Barnett Date: 27 March 2015