Development Control – Delegated Officer Report

Application Number: AWDM/0939/18 Recommendation – APPROVE

Site: 40 Bristol Avenue, Lancing, BN15 8NL

Proposal: Demolition of existing conservatory and construction of single storey rear extension.

Date of site visit: 12.07.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The application property is a semi-detached bungalow, situated on the east of the road, and near the end of Bristol Avenue, which is a cul-de-sac. Next to the end of the cul-de-sac closure are open fields. The application property backs onto a mobile home site.

The property has an existing rear conservatory type extension which is of a similar depth to its adjoining neighbour no. 38, no. 42 has a rear dormer and also has a rear extension, indeed, most of the properties in the street have rear extensions.

The proposal seeks permission to replace the existing rear extension with a brick built extension of similar dimensions. It will have a flat roof with an offset roof lantern. The extension will measure some 6m wide x 3.5m deep x 2.8m to the flat roof and approx. 3.2m to the top of the roof lantern.

Relevant Planning History: None

Representations: Lancing Parish Council: No objection

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
SPD: Development Management Standard No. 2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance 2018

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

The new rear extension will be of very similar dimensions as the existing rear extension, the design is thereby the material change, and it is considered that the design would be appropriate for its location.

Residential Amenity

Because the depth and height of the proposed extension would be similar to the existing extension, it is not considered to harm the residential amenities of the immediate neighbouring properties no.'s 38 and 42 Bristol Avenue. Further, the mobile homes to the rear are some 24metres distant, and thereby would not be affected by the extension

Recommendation

APPROVE subject to Conditions:-

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

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 08.08.2018

Authorised by: Gary Peck Date: 8 August 2018