Development Management – Delegated Officer Report

Application Number: AWDM/1480/15 Recommendation – APPROVE

Site: 194 Brighton Road, Lancing, West Sussex

Proposal: First floor west side extension

Date of site visit: 21.07.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached house on the south side of Brighton Road, Lancing over looking Widewater Laggon. It is two storeys where it fronts onto Brighton Road and single storey at the rear with a rear garden which slopes down to the water's edge. There is a driveway to the front of the property accessed from Brighton Road. Adjacent to the property to the east are steps which lead to the footbridge to the beach. These steps and footbridge are publically accessible.

Permission was granted in 2005 L/187/05/TP for a first floor pitched roof extension on the eastern side and a pitched roof extension on the south west rear corner. The west side extension was permitted with a conservatory style roof. Prior to this permission application L/143/05/TP was submitted for a similar proposal with flat roof extensions. This was refused as the design of the extensions did not relate sympathetically to the existing dwelling and would be out of keeping and detrimental to the visual amenities and residential environment of the locality.

Following this permission was granted in 2008 under ADC/0534/08 for a first floor west side extension. This was a variation from the previously approved extension with the materials to be tiles and timber boards to match existing rather than the previously approved conservatory roof. The roof was also 1 metre greater in depth the extension also increased in depth by 0.1 metres with an open space under the remainder of the roof with two pillars. The current scheme which is the subject of this application is again a variation on the already approved schemes.

The extension is to the western side of the building, set back to the south. It is 4.5 metres wide and a total of 6.1 metres deep. It is off set with the rear section projecting from the existing rear elevation by 2.8 metres. The extension has a hipped roof set down in height from the main ridge. It is set in from 0.4 metres from the boundary. The extension is shown to provide an additional bedroom and en-suite.

Recently submitted was an application for a two storey extension to the west side of the building. AWDM/0867/15. This appeared to include annex style accommodation. It was considered that this proposal was overly large and not subservient to the main dwelling. Following officer advice the application was withdrawn.

Consultations:

Lancing Parish Council: - None received.

Southern Water: Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. We request that should this application receive planning approval the following informative is attached to the consent: - “A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove Otterbourne Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Representations: No third party representations have been received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house.

Visual amenity

The proposed extension will be finished in materials to match existing, timber cladding and slates on the roof. Although the extension is positioned projecting to the south it is considered to be subservient to the main dwelling and when viewed from the street it is well set back and not prominent within the street scene. When viewed from the south the extension appears to be single storey only due to the change in levels. The ridge of the extension is lower than the main ridge.

Residential amenity

The west side of the extension will be blank with no side windows proposed. The extension will therefore not result in any loss of privacy or overlooking in this case.

In the light of the previously approved extension in 2008 which was in very close proximity to the boundary and projected to the south. It is not considered that refusal could be warranted with regards to loss of light or overbearing impact to the bungalow to the west. There will be no significant, greater impact than the previously approved scheme. A condition is also attached to restrict any openings in the western elevation of the extension.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Drawing no. PBP0385/01 – received 14th October 2015
   Drawing no. PBP03850/02- received 14th October 2015
   Drawing no. PBP0385/03 – received 14th October 2015

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

   Reason: *In the interests of visual amenity and to comply with saved policies of the AH7 of the Adur Local Plan.*

4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification) no windows or other openings (other than as hereby approved) shall be formed in the western wall of the extension without the prior permission of the Local Planning Authority on an application in that behalf.

   Reason: - To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan.

Informative

1. Proactive Statement – No Amendments
2. The applicant is advised that a formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove Otterbourne Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

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

Case Officer: Hannah Barker Date: 16th November 2015

Authorised by: Jo Morin Date: 16.11.2015