Development Management - Delegated Officer Report

Application Number: AWDM/1636/18 Recommendation – Approve

Site: 7 Old Salts Farm Road, Lancing

Proposal: Remove existing pitched roof and balcony to rear of the property, new pitched roof with gable end. New side dormer to south west roof slope, roof light to North East roofslope

Date of site visit:

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling on raised ground above Salts Farm Road. It has a ground floor rear extension with a balcony and a section of pitched roof on the north side of the extension which contains a light well.

The section of pitched roof at the north end is to be continued to the existing ridge and extended out over the balcony to form a gable end. A flat roofed dormer is proposed on the south side of the new roofslope.

Relevant Planning History

None

Consultations

Lancing Parish Council: No objection

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 2018)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extension is at the rear and will not be visible from the street. The roof extension to form a gable would mimic the front gable at the property and is an acceptable roof form.

The proposed dormer was considered to be too large initially and has been reduced in width to a more acceptable size.

Residential amenity

The removal of the balcony will remove any overlooking that currently occurs towards the house to the south. The glazing in the side dormer is to be obscure glazed.

The enlarged roof area will increase the bulk of the building and will impact slightly on the house to the north which has a small balcony on a ground floor rear extension. However, the impact is not considered to be so deleterious as to warrant refusal.

To the south, the adjoining house has its own rear extension and will not be adversely affected by this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Obscure glaze side windows

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 14 December 2018

Authorised by: Gary Peck Date: 14 December 2018