Development Management - Delegated Officer Report

Application Number: AWDM/0497/21 Recommendation – APPROVE

Site: 22 Ring Road, Lancing, West Sussex

Proposal: First-floor extensions to front (west) elevation to increase existing first-floor accommodation. New open porch canopy to front (west) elevation. Resubmission of lapsed approved application AWDM/0669/15

Date of site visit: No visit use of previous report, photographs and Google Maps.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to a detached bungalow located on the east side of Ring Road. The bungalow is set back from the street frontage with a large driveway occupying most of the frontage. At the front of the bungalow there is an eyebrow dormer window and a pair of modest hipped roofs over the bay window and garage that project slightly forward of the front wall of the house. A glazed porch has been added in front of the entrance door. At the rear there is a large rear dormer extension and single storey rear extension. No.22 is positioned on the bend in the road where there is a staggered building line. No's 26 to 20 are all sited so to stagger forward of the northern building, generally following the bend in the road. No. 22 is sited approximately 7 metres forward of the neighbouring two storey house at No.24 to the north. There is a change in ground level that is followed in the differing floor levels of these houses with No.24 being sited between 1 and 1.5 metres higher than the application site. This is a predominantly residential area with a mix of bungalows and two storey houses of varying styles including a recent contemporary two storey house at No.42.

Consent was granted in June 2015, AWDM/0699/15 for works to extend and remodel the dwelling house. Originally submitted were first floor extensions to the front elevation to include two gabled additions, a raised eaves level and a porch canopy set between the two gables. The extensions were to be rendered and with a small area of timber cladding and a new timber front door. The existing roof was to be adjusted to reduce the height of the side gable walls. The proposals involved a minor adjustment to the building footprint to square off the corner next to the garage.

Revised plans were approved which showed the side eaves level of the part gable walls on each side (where there is an existing barn hip) to be lowered so that there would be a consistent eaves line following along the side elevation and the side wall would be entirely rendered to match the finish of the new front level. The design was therefore approved to be more coherent and although no longer appearing as an extended bungalow it appears as a modern two storey house.

The approval has since lapsed and the current application seeks consent for the same works as previously approved in 2015.

Lancing Parish Council: - No objection

Consultations

South Downs National Park Authority: - No comment

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 previous assessment in terms of visual amenity remains unchanged. The street scene comprises of a mix of dwelling types with many houses having extended or altered, the front elevations giving a contrasting mix of styles and designs in the locality. The proposed gabled extensions and roof alterations to the front elevation of No.22 would be prominent additions to the building and alter the overall character of the house to give an overtly 2 storey contemporary appearance. The overall size and proportions of the two gabled extensions would be matching giving a general symmetry to the form of the house, although details within each bay would differ. Having regard to the variety of design and form in the vicinity of the site, the contemporary design solution and the two storey scale is not considered harmful and the front elevation would appear as a striking modern addition in the street scene. The building will appear as a modern two storey house and would not be harmful to the character of the street.

Residential amenity

The properties either side of the site remain generally as they did in 2015. No. 24 has consent for alterations and additions which do not fundamentally change the character of this neighbouring dwelling. The windows on the southern elevation also remain as existing so no increased impact would occur should that permission be implemented, AWDM/1825/18. The assessment in terms of residential amenity also remains the same as previously set out.

The houses at this section of Ring Road, where the road bends, have a staggered building line. No. 20 is a two storey house to the south, set forward of the application dwelling and has a two storey side projection with rear windows facing south but in front of the front elevation of No.22. There is a converted garage at the side of No.20 which abuts the common boundary with the application site. No.22 is set approximately 1.5 metres from the side boundary with No.20 and given the position of the converted garage at No.20, the site orientation, and that there would be no changes to the footprint of the building on this side, there would be no significant impact arising from the proposed extension on the occupiers of No.20 in terms of loss of light or outlook. In relation to the window in the side projection of No.20 that has the ability to look back towards the front windows of the application dwelling, this relationship would not be altered significantly from the existing relationship with views only possible at an acute angle and so is not considered to result in a significant loss of privacy.

No. 24 to the north is set back behind the application dwelling and is a two storey house set at a higher ground level (approximately 1.5 metres). No. 24 has a side garage adjacent to the common boundary and wide ground floor bay window and first floor glazed patio doors and balcony nearest to the application site. The full extent of the side elevation would be visible from this neighbour's front windows. The main impact would be at ground floor level. Although the extensions would result in additional bulk along the boundary with No.24, there would be no increase in the footprint of the building here and so the additional bulk is at roof level. The staggering of the frontages is a common feature in the street and so the relationship between the two properties would not be uncommon. In this case there is a garage immediately adjacent to the application site and the affected ground floor window is set away from the boundary and at the higher ground level. Having regard to this relationship, and in the absence of any objection from the neighbouring occupier it is considered that a refusal on amenity grounds would not be justified.

No objections have been received in this case and in the light of the previous consent it is considered that consent can be granted and the conditions as attached to the previous consent are attached below.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. The external walls of the extensions and alterations hereby permitted shall, prior to the commencement of the use of the extension, be completed in painted smooth render and timber cladding as detailed on the approved drawings; and the external materials used for the roof of the extensions and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match those of the existing building.
   Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.*
4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (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 side walls of the extension.
   Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

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

1. 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.

Case Officer: Hannah Barker Date: 4th May 2021

Authorised by: Peter Barnett Date: 4 May 2021