Development Management - Delegated Officer Report

Application Number: AWDM/1089/19 Recommendation – Approve

Site: Cliff Corner, Old Salts Farm Road, Lancing

Proposal: Application to vary conditions 1 (approved plans) and 3 (external materials) of previously approved AWDM/0904/18.

Date of site visit: 17 July 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow on the corner of Old Salts Farm Road and Brighton Road. It sits at an elevated level above the road and was recently extended by way of raising the roof ridge and front and rear dormers (AWDM/1871/15).

Permission was granted last year (AWDM/0904/18) for a number of further alterations and extensions, which were:

- single storey rear extension to measure (as amended) 2m deep and 3m high (plus raised central rooflight) across the full width of the existing rear extension
- extension of front dormer with balcony to 2.97m wide (reduced from 3.96m as originally proposed)
- new front porch
- extension of roof over new bay window to front
- new cladding to east gable at first floor and to dormers consisting of Vertical Accoya brown timber cladding
- raise the roof of the double garage to 3.3m (from 2.8m) and convert to home office with new roof lantern and side entrance door

This application seeks permission for internal and external alterations to the approved plans plus changes to the external materials.

The proposed changes are:

- New ground floor window to west side to serve bathroom
- Rooflights added to side roofslopes of rear extension
- Use of white render to dormers and front of converted garage rather than cladding
- Bamboo cladding added to east side elevation of house and porch
- New vent installed in former chimney stack on east side of house for new log burner
- Change to design of window in gable on east elevation

Relevant site history

As above

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 (2019)

Planning Assessment

Visual amenity

The proposed changes are primarily to the external materials. They will add a contemporary finish to the dwelling with a mix of render and cladding and it is not considered that they will cause visual harm to the area. The new flue would be considered to be permitted development, being on the side wall and not exceeding the highest part of the roof.

Residential amenity

The amendments will not have a material impact on residential amenity.

Recommendation

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Hours of working
5. The development hereby permitted shall not be occupied until the existing rooflights in the rear roof slope of the dwelling have been glazed with obscured glass. Such glazing shall remain as such thereafter.
6. The development hereby permitted shall not be occupied until the existing dormer in the rear roof slope of the dwelling has been altered to be glazed with obscured glass and non-opening (except that part

which is above 1.7 metres above the floor of the room in which the window is installed) and it shall not subsequently be altered in any way.

7. The office accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwelling house

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

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: Peter Barnett Date: 16 August 2019

Authorised by: Gary Peck Date: 21 August 2019