Development Management - Delegated Officer Report

Application Number: AWDM/1207/22 Recommendation – Approve

Site: 44 Mill Road, Lancing

Proposal: Remodelling of property with flat roofed extension to form additional floor, removal of existing pitched roofs and replacement with flat roofs, use of render and aluminium cladding on external walls, replacement and/or revised fenestration on all elevations

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a two story dwelling at the eastern end of Mill Road, a cul-de-sac off the main north-south road in North Lancing. It has a distinctive architectural style with asymmetric mono-pitched roofs and it sits on rising land.

Permission was granted in 2019 for the removal of an existing car port at the front of the property on the east side and the construction of a two storey extension to provide a double garage on the ground floor with bedroom above. On the east side at the rear a single storey extension was proposed to provide an enlarged kitchen and breakfast room with garage/store attached.

Changes to the existing elevations were also proposed with vertical timber slatted cladding added to part of the ground floor, alterations to glazing on the front elevation and new rooflights on the rear roofslope. The new extensions were also to be part clad.

In 2021 a subsequent application (AWDM/0120/21) proposed an amended scheme with a lower flat roofed extension to the North Eastern corner, together with the removal of all existing pitched roofs and their replacement with parapeted flat roofs. The ridge height increased slightly on the main part of the roof from 6.97m as existing and approved to 7.04m as proposed. Through colour render was proposed as the primary finish, whilst feature elements such as the newly formed first floor were to be clad in timber effect composite.

This application seeks to make further changes to the scheme, significantly reducing the scale of the development by omitting most of the previously proposed extensions and revising fenestration and external materials. Render and grey aluminium cladding is now proposed.

Relevant Planning History

AWDM/1397/19 - Remodelling of existing dwelling comprising replacement of car port with two storey extension including double garage on front part of east elevation, single-storey extension to rear part of east elevation and alterations to windows and doors on north, south, west and east elevations, including rooflights to rear (north) roofslope.

AWDM/0120/21 - Remodelling of existing property with flat roofed extension to North Eastern corner, removal of all existing pitched roofs and replacement with parapeted flat roofs, use of render and cladding on external walls, replacement and new windows & doors on all elevations

Consultations

Lancing Parish Council: No objections

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 2021)

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 proposal will change the form and character of the existing house by removing its distinctive asymmetric mono-pitched roofs and replacing them with parapet flat roofs. The impact is reduced by omitting extensions previously approved. While a shame to lose the distinct roof style, there is a varied form of housing along the street and the remodelling of this property is considered to be acceptable in that context. The cladding and render finish is contemporary but is considered to be acceptable in visual amenity terms.

Residential amenity

The house is reasonably well separated from its neighbours. To the east, 46 Mill Road is sufficiently distant to not be adversely affected. It is not considered that there will be a loss of amenity for the occupiers of 46/46A.

To the south, there are bungalows in Heyshott Close, the nearest of which have dormers in their rear roofslope facing the site. Those bungalows are on

lower ground but the proposal will result in less overlooking than the previous schemes and will not therefore cause a loss of amenity.

To the north the houses in Ring Road are on higher ground and over 40m away. There few openings and less bulk at first floor/roof level overall than previously approved and the proposal will not therefore cause a loss of privacy or outlook to the houses to the north.

The house to west is also not adversely affected by this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

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: 17 August 2022

Authorised by: Stephen Cantwell Date: 17 August 2022