# Development Management – Delegated Officer Report

**Application Number: AWDM/0328/22 Recommendation: APPROVE**

**Site: Oakdene, Old Salts Farm Road, Lancing**

**Proposal: Replacement of garage and conservatory with a two storey side extension, two storey rear extension, single storey front porch extension; new detached garage**

**Date of Site Visit: 12th July 2022**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

**Proposal, Site and Surroundings**

The application site is a two storey detached house within the countryside location to the south of the railway line along the eastern end of Old Salts Farm Road in Lancing. In the nearby vicinity there are other residential dwellings including directly adjacent to the west. Opposite are workshop/business units and to the east is a kennels and cattery. To the north beyond the railway line is Brighton and Hove Albion training ground.

The curtilage of the property is large extending to the east, the dwelling is currently unoccupied and derelict and overgrown, There is an existing redundant garage building to the east of the dwelling. Consent is sought to remove the existing garage and construct a new garage with pitched roof, brick and tile construction, 7.3 metres in depth and 4.8 metres wide. The new garage is to be sited adjacent to the main dwelling. Consent is also sought to extend and renovate the property. A two storey rear extension and two storey side extension to the west and a single storey front porch extension are proposed. Amended plans have been received showing the two storey side extension simplified from a double pitch to a hipped roof with a flat roof to the existing ridge. There is some setback from the front and the roof has also been changed from a gable to a hip.

**West Sussex County Council: The Highways Authority : -**The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

**Lancing Parish Council: -** Members recommend that consideration is given to the extension being placed elsewhere on the property where the overshadowing issues will be less of a concern.

**Representations**

3 representations received from the owner/occupiers of Bramble Farm and Fidelis Old Salts Farm Road: -

- Light, noise, vibration, smell and dust pollution will be caused.
- Risk of falling debris and no space for access and scaffolding. No access will be granted.
- Unsuitable access and parking and no turning.
- Impact of side extension upon side window of neighbouring property.
- Impact upon light to conservatory and garden, loss of tree.
- Trees have been removed.
- The road is privately owned and single track, no space for turning and not suitable for large vehicles.
- Loss of light to vegetable garden.
- Noise and infringement on property.
- Existing roof is already higher than the neighbouring property.
- The development would overshadow
- The dwelling is already large.

**Relevant Planning Policies**

Adur Local Plan 2017 Policy 13, 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

**Planning Assessment**

**Principle**

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area. The relevant Policy in this case is Policy 13 of the Adur Local Plan. This states that in the case of residential buildings, any extensions should be subservient to the existing building.

**Visual amenity**

The proposed extensions as amended are considered, on balance, to be acceptable in this case. In design terms the extensions complement the existing character of the

building. The original front gable remains the main feature with front bays; the cat slide roof on the east side with entrance is also prominent and not over dominated by the proposed side and rear two storey extensions. The set back of the extensions allows subservience along with the hipped roof design which limits bulk. Despite the large side and rear extensions the sympathetic design and respect of the existing features allow for a subordinate development which in the light of the surrounding development within this locality can be supported. Despite the countryside development plan allocation there are other large dwellings nearby and employment sites and other activity with associated buildings. The proposed domestic development will improve the currently unoccupied site. Bringing it back into use positively which will in turn visually improve the site and its setting. On balance, therefore within this context the proposed development can be supported. Materials will match existing and a condition is attached to ensure that the existing outbuilding is removed prior to occupation to further enhance the site and limit overdevelopment. The garage will also be conditioned to ancillary use only.

**Residential amenity**

There are residential and business uses nearby as mentioned above however the main property to be affected is the two storey detached dwelling directly to the west. The side extension will bring the bulk of the dwelling closer to the side boundary of this site however there will still remain a set in of 1 metre from the boundary and there will be a separation distance of 6.5m between the dwellngs. There is a ground floor window only facing the application site at the adjacent property however this only serves a staircase, hallway and therefore not serving a habitable room. Therefore there would be no justification for refusal with regards to any loss of light to this window. Objections have been received from adjacent occupiers also concerned with regards to loss of light to the rear/side garden. The extension to the side and rear combined will increase the bulk of the development adjacent to the boundary however this is not considered to be to a degree to significantly impact upon light or outlook and there will be no side windows which will overlook. The neighbouring dwelling enjoys a large south facing garden on both sides of the house and the impact overall will not be significantly harmful.On balance there would be no grounds for refusal on residential amenity terms. The garage is proposed on the west side and therefore no adverse impact would occur.

As stated above the property is currently derelict and unoccupied and therefore increased activity within the locality would occur as a result of its renovation and occupation. However, the residential use exists and therefore this activity could occur without planning consent at any time. Support can therefore be given for the proposed development in this case.

**Other Matters**

Officer's have considered that in the light of the limited access to the site, turning space and proximity to neighbouring properties that a Construction Management Plan is necessary to allow for the construction process to take place without detrimental highway and access issues. To provide a clear plan as to how materials will be stored, vehicles parked and deliveries made. A document has been submitted and its implementation has been conditioned to be adhered to throughout the construction process.

**Recommendation**

APPROVE

**Subject to Conditions:**-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the west elevation of the building or roof slope.
5. Garage shall be ancillary only and existing garage removed prior to occupation of house.
6. CMP dated 7th Sept shall be implemented during construction.

**Is recommendation contrary to letter(s) of representation Y**

1. Proactive with amendments

Case Officer: Hannah Barker Date: 12th September 2022

Authorised by: Peter Barnett Date: 12 September 2022