Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0037/16

Site: **13 Manor Close, Lancing**

Proposal: **Retrospective single storey side/rear extension with front dormer, rear dormer and hip to gable roof extension; new front door**

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow in an outer residential suburb of Lancing. The site falls within Flood Zone 3, the highest category for tidal flood risk.

Retrospective permission is sought for a single storey side/rear extension with front dormer, a rear dormer and a hip-to-gable roof extension, and a new front door. All the work was undertaken as one single building operation. The full details are shown on the submitted drawings.

The work completed out differed from the approved planning drawings, and retrospective planning permission is now being sought.

Relevant site history
AWDM/1205/15
Retrospective variation of condition 2 (Approved plans) of AWDM/1302/13 to allow insertion of high level window in west elevation and omission of window in east elevation of single storey rear extension, together with use of exterior timber cladding for rear dormer previously to be under permitted development
Withdrawn 12-01-2016

AWDM/1302/13
SINGLE STOREY SIDE AND REAR EXTENSION AND FRONT DORMER. (HIP-TO-GABLE ROOF EXTENSION AND REAR DORMER TO BE CONSTRUCTED UNDER 'PERMITTED DEVELOPMENT').
Permitted 02-12-2013

Consultations
Southern Water: *Public foul sewer within the site*

Representations
None

Relevant Planning Policies
National Planning Policy Framework
Saved Adur Local Plan Policies AG1, AH7

Planning Assessment

Principle
Upgrading of the housing stock is supported in principle.

Visual amenity

The work has been completed, so the visual impact is already experienced.

The hip to gable roof extension is similar to other roofs in the street that have been altered likewise. The front dormer is of a sympathetic scale and position on the enlarged roof.

The door position is different but not visually intrusive. The rear dormer is largely concealed from public view.

The side extension roof is awkward but this is positioned well back from the road frontage. It is of a subservient scale.

The exterior materials and finishes are not obtrusive visually. They blend sufficiently in with the existing building.

Residential amenity

The work has been completed, so the impact onto immediate neighbours to side and at the rear is already experienced (the works are physically removed from the remainder). No objections have been received.

Views to either side are oblique and given the distance between neighbouring buildings, views at the rear are not intrusive.

The works are physically removed from neighbouring buildings so do not adversely overbear or overshadow.

Flood Risk

The site is at flood risk. However the works have been built with floor levels no lower than the existing building - so there is no exacerbation of flood risk to human health.

Recommendation

APPROVE, subject to the following conditions:-

1. Approved Plans

Informative

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.

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

Case Officer: Matthew Porter Date: 07-03-2016

Authorised by: Peter Barnett Date: 8 March 2016