Development Management - Delegated Officer Report

Application Number: AWDM/0371/24 Recommendation – APPROVE

Site: 183 Brighton Road, Lancing, BN15 8JB

Proposal: Refurbishment of property by way of a ground floor front infill extension and raising rear side walls for a parapet wall. First floor horizontal cladding on all elevations. Front (south), hip to gable roof extension, rooflights to both side roofslopes, Juliet balcony with full glazed doors to south new gable. Together with internal and external alterations to implement the use.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a detached, two storey, hipped roof dwelling, positioned on the north side of Brighton Road, Lancing. The property has an existing single storey rear extension and a rear outbuilding.

The nearby residential properties are two and single storey, with hipped and gable roofs. Many have had roof extensions with side dormers, and front dormers.

The site is not a Listed Building or within a Conservation Area.

Proposal:

This application seeks planning permission to:-

Ground Floor

- Provide 2no. sets of full glazed, sliding patio doors to ground floor;
- Build up elevational walls at the rear to provide a parapet;
- Extend walls forward within the existing front recess.

First Floor

- External horizontal grey cladding on all elevations.

Roof

- Hip to gable roof to front (south);
- Juliet balcony with full glazed doors to front new gable (south); and

- Rooflights to both roofslopes east and west.

Consultations: WSCC Highways:

The proposal seeks to make alterations to the existing dwelling which involves the replacement of the existing garage to create additional habitable space to be associated with the dwelling. The proposal does not alter the existing access arrangement from the publicly maintained highway to the property.

The existing dimensions of the garage, fall short of WSCC standards for a single garage parking space. It is currently circa 2.3m x 4.9m internally and WSCC standards require that 3m x 6m would be sufficient for a garage space. Based on this assessment, the existing garage provision does not currently count toward the overall parking provision allocated to the site.

The front parking provision appears sufficient for 2 vehicles. From consulting the WSCC parking demand calculator (PDC) it has been outlined that 3 parking spaces would be considered to serve a dwelling of the proposed size. The LHA are mindful however of the sustainable location in which this dwelling is located, with a regular bus service operating within close proximity of the site and shops and amenities located along the A2025. Lancing railway station is also situated within a reasonable walking distance of the site, offering transportation further afield.

The LHA does not consider that the 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 NPPF (para 115) and that there are no transport grounds to resist the proposal.

Representations: Neighbour response. It is reassuring to hear that the east facing side window of bedroom 4 is conforming to regulations and will be frosted glass therefore not creating any loss of privacy into my back garden

Relevant History:

AWDM/0370/24 Application for Lawful Development Certificate for proposed loft Conversion with rear hip to gable roof extension and side dormers.
Approved 14.05.2024

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2023

Planning Assessment

Principle:
The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The property is a detached dwelling within close walking distance to the beach, and although the property has previously been extended, it is currently in poor condition, and is in need of some maintenance.

The neighbouring properties, and indeed many of the properties within the area in general, have been extended and altered. And like the application site, most of the properties have limited external amenity area.

The refurbishment of the application site is mainly to the roof area, and there will be limited extensions on the ground floor, such as the infill of the front recess and the raising of the ground floor rear side walls to create a parapet. Other cosmetic changes will include the provision of grey horizontal cladding to the whole of the first floor, together with the walls of the proposed side dormers.

The roof changes include the provision of a front hip to gable roof extension and rooflights within both the east and west roofslopes. It should be noted that the applicants have also submitted an application for a Lawful Development Certificate (LDC) to provide a rear hip to gable roof extension and side dormers for each side roofslope.

The direct side neighbours to no. 183 are of differing designs and sizes, and are tight in their side relationships with each other.

The rooflights in both the side roofslopes will serve the new bedroom and a notation on the plans say that the rooflight windows to be obscure glazed, and non-opening unless the part of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

The new front hip to gable will have a set of 3no. full glazed door and window with a Juliette balcony, directly under the eaves. This opening will face to the south, directly onto the A259 and beyond to the property opposite, which is some 60m distant, and thereby unaffected by the proposal.

The rear hip to gable and side dormers have been determined under a LDC (AWDM/0370/24 refers), and thereby are not being considered here.

The proposal includes the conversion of the existing garage, the dimensions of which fall short of WSCC standards for a single garage parking space. It does not therefore currently count toward the overall parking provision allocated to the site. There is sufficient space at the front for parking and no highway concerns are raised.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. Rooflights

Informative:

1. Approved following amendment
2. The applicant is reminded that the rear hip to gable roof extension and side dormers permitted under AWDM/0370/24 must be carried out prior to and independently from this permission hereby approved namely AWDM/0371/24, otherwise planning permission will be required for the former.

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

Case Officer: Eve Hearsey Date: 17.05.2024

Authorised by: Peter Barnett Date: 17 May 2024