Expiry: 22/5

Development Management - Delegated Officer Report

Application Number: AWDM/0389/24 Recommendation – Grant

Site: 12 Lynchmere Avenue, Lancing

Proposal: Demolition of existing conservatory and construction of single storey rear extension, rear dormer with Juliet balcony, raised side gable ends with gable windows; front dormer and raised glazed gable to single storey front addition.

Date of site visit: 10/5 and 14/8

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached hipped roof bungalow on the east side of Lynchmere Avenue in an established residential area of Lancing just off the A27. The bungalow has been extended into the roofspace on the south side with a wide dormer and a dormer to the rear as well as a rear ground floor conservatory extension. The property has a detached garage on its north side.

Lynchmere Avenue is characterised by bungalows many of which have been extended into the roofspace including No. 14, to the north which has a front dormer.

The road slopes up to the north. This is not a conservation area and the house is not listed. There are no protected trees on the site.

Permission is sought to replace the rear conservatory with a 6 metre deep flat roofed rear extension. A previously proposed part first floor rear extension has been removed from the proposal. The plans have been revised to include gabling both sides of the main roof with barn ends and windows, a front dormer and a large rear dormer with Juliet balcony. The roof over the front bay window is to be gabled and glazed into the apex. Three bedrooms and a bathroom are to be created at first floor.

Relevant Planning History

L/156/04/TP – Rear conservatory. Granted.

L/125/04/TP - Extension to rear of detached garage (to meet the needs of a disabled person). Granted.

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Consultations

Lancing Parish Council: No response.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)

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 revised roof extensions are more in keeping with alterations made to other houses in the road. The rear extension is now contained within the original roofslope and the front dormer will sit comfortably in the roofslope. There are many other front and side roof extensions in the street including next at No. 14. Gabling the front bay window reflects similar gables in the street.

The revised proposal is a more sympathetic design which will enhance the street scene.

Residential amenity

No. 10, to the south is a bungalow and has a flat roofed rear extension 2.5 metres less deep than the conservatory on site. There is a dining room window in the side wall facing the site just behind the original rear wall. This room is open plan to the extension which has windows in the rear and south side.

Removing the first floor rear extension and curtailing it to a dormer addition ensures no significant impact occurs. The ground floor extension is hidden from view from No.14 by the garage on site.

There is an existing south side dormer with window so the southern gable window will not result in any greater impacts. The north side gable faces over the sites garage towards the flank wall of No. 14. No. 14 has a bathroom and

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WC window in the flank and a small bedroom window. The intervening garage will restrict overlooking into this bedroom. No 14 also has a front dormer and high level rooflight in the side hip. It is considered appropriate to make the north side gable window obscure up to 1.7 metres to prevent direct overlooking. The agent and client have agreed to this condition.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. On installation the north side gable window shall be obscurely glazed up to 1.7 metres from finished floor and retained as such thereafter.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 8/10
Authorised by:	Peter Barnett	Date: 8 October 2024