Expiry Date – 8/7

Development Control – Delegated Officer Report

Application Number: AWDM/0777/21 Recommendation – Grant

Site: Linden House, Ring Road, Lancing

Proposal: **Replacement of existing front roof porch with new fully glazed 2-storey front entrance with glazed pitched roof including re-routing of east side steps.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 16/6

Site and Surroundings

This application relates to a detached chalet bungalow on the south side of Ring Road close to the junction with Mill Road. Built as one of a pair the property has been extended into the roof, including a raised ridge height and front and rear dormers. Part single and part two storey rear extensions have also been added.

The existing front door sits below the level of the front garden with steps down to it under an open porch. Steps also continue from the platform in front of the door down the east side of the frontage to allow rear garden access.

The property is not in a conservation area and is not listed. There are no known protected trees on the site.

Proposal

A fully glazed two storey front porch is proposed, with atrium and no first floor, in place of the open sided porch there at present. The porch is to be fully glazed, including the roof, within a grey powder coated aluminium frame. Existing steps on the east side of the porch will be re-routed to allow access from the front to the side.

Relevant Planning History

AWDM/0048/17 - Demolition of existing conservatory and construction of two-storey and single-storey rear extension with balcony. Granted.

L/47/02 – Additional front dormer. Refused. Appeal Dismissed.

L/79/01 – Swimming pool enclosure and conservatory at rear/east side. Refused.

L/12/01 - Rooms In Roof Including Replacement Of Main Roof By New Roof With Higher Ridge And Rear Dormers. Granted

L/115/79 - Erection Of Two Detached Houses Each With Double Garage. Granted

L/98/79 - Outline Application For Erection Two Detached Houses And Garages Fronting Onto Ring Road. Granted.

L/534/78 - Outline Application 2 Detached Houses & Garages (Ring Road) And Detached Bungalow (Mill Road). Refused.

Consultations

Lancing Parish Council: No objection.

Representations

No response to re-notification.

Neighbours to the east in Ring House comment in response to initial notification:

Are the east side steps to be retained?
The driveway has signs of movement. What is being done about this?
The boundary wall on the east side is also cracked.
Any damage to our walls or property must be rectified, and any rubbish cleared away.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

The character of Ring Road is very mixed. Whilst Linden House and Ring House were built as a matching pair considerable alteration has already taken place at Linden House including a front dormer. The use of grey powder coated frames is acceptable as the front windows are to be changed to grey frames too to match windows added to the rear extensions.

It is not considered that the porch proposed will be harmful to local character.

Neighbour amenity

The porch will not be harmful to neighbour amenity. The comments made by the neighbour are not planning matters but matters to be resolved, if necessary, under civil law.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials as set out in plans*

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 2.1.7.21
Authorised and signed by:	Peter Barnett	Date: 2 July 2021