Development Management – Delegated Officer Report

Application Number: AWDM/1414/24 Recommendation: APPROVE

Site: 19 Grinstead Lane, Lancing, BN15 9DU

Proposal: Proposed single storey rear/side extensions and rooms in roof consisting of side dormers and front/rear hip to gable roofs.

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 situated on the east side of Grinstead Lane, Lancing, and is a detached, hipped roof bungalow. The site is located close to the junction with the east/west A27 trunk road, accessed via a large roundabout. The building is long and narrow. A detached pitched roof garage is located to the rear, close to the boundary with no.'s 11 and 17. A clear, transparent roofed covered way links the garage with the dwelling.

The neighbouring properties, to the north and south of the application site are similar in that they are long and narrow, and no. 21 to the south has constructed side dormers along the long section of roof, facing onto its neighbour's no. 19 and 23, and also has a front dormer placed on the hip. The neighbouring house to the north projects considerably further to the rear than the application property.

Grinstead Lane comprises various house types and sizes from single storey bungalows to two storey houses. Many of which have been extended in some form with roof dormers and rear/side extensions.

Proposal:

The application seeks permission to provide:-

- Hip to gable rear roof extension (east);
- Hip to gable front roof extension (west);
- Flat roof dormer in north roofslope measuring approx. 10.7m long x 2.14m high x 2.62m deep;

- Flat roof dormer in south roofslope measuring approx. 10.7m long x 2.14m high x 2.62m deep;
- Rear single storey flat roof extension measuring approx. 8.09m wide x 2.4m deep x 3.15m high;
- Side (north), single storey flat roof extension linking to the former garage building and the rear extension;
- Removal of pitched roof off of the former garage.

Relevant Planning History: None

Representations: Letter of representation from no. 21 Grinstead Lane:

- We have no objection to the proposed extensions, provided that all work remains strictly within the property boundary and does not encroach upon our boundary in any way.

Consultations: Lancing Parish Council: No comments received

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 2024

Planning Assessment

Principle

The proposal comprises upgrading of 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 dwellings and their surroundings.

Visual and Residential amenity

The street is characterized by a mix of housing styles and sizes, many of which have been extended in some form. There are many with dormers to the front and or sides. Traveling along the street it is noticeable that there are quite a few bungalows which are narrow and long, and many of these have constructed dormers in their side roofslopes such as the immediate neighbour of the application site no. 21, 48, 60, 65,69 etc.

The windows from the side dormers will look directly to the neighbour's to the north (no.s 11 & 15) and to the south (no. 21).

The north windows will serve a front bedroom (no. 2), dressing room, and a rear bedroom (no. 1). The bedroom windows will be high level and the dressing room will be obscure glazed. Thereby not resulting in any material overlooking or loss of residential amenities to no.'s 11 & 15 Grinstead Lane.

These bedrooms will though have a window facing to the front for no. 2 and rear for no. 1. These windows will be larger and serve as a means of escape.

The south windows will serve a front bedroom (no. 3), a bathroom, an en-suite, and a rear bedroom (no. 1). Bedroom 3 will have a means of escape window facing the roofslope and across the front of no. 21, the bathroom window will be obscure glazed, the ensuite will be obscure glazed, and Bedroom 1 will be a high level window. It is thereby considered that these side windows will not result in any material harm or loss of residential amenity to no. 21.

The side and rear extensions will link with the existing former garage and replace the translucent roof of the lean-to with a formalized store extension, and by being a flat roof it will not be overly noticeable to no.'s 11 and 15.

By removing the roof on the former garage to the height of the new side and rear extension, it will visually merge and will be in keeping.

The rear extension will only be 2.4m in depth, and will be indented from the side (south) elevation of the dwelling, and thereby will not encroach upon the neighbour at no. 21.

The forms state that the elevation materials for the dormers and the front & rear gables will be finished with grey fibre cement weatherboard; whilst the rooftiles of the gables will match the existing roof tiles. The materials for the ground floor extensions will match. The use of grey fibre cement weatherboarding will not be out of keeping with the character of the street scene as others have used such a material, for example no. 33 has used it on their dormers and no.'s 10/12 have used horizontal timber cladding on the upper floor of the dwelling.

The property sites forward of its neighbours and the front gable and side dormers will be prominent features. The dormers have been reduced in size during the course of the application to retain more of the rooflsope, similar to the dormers on the property to the south. In the context of the street overall, it is not considered that the visual amenities of the street will be compromised by the provision of the front roof extension, dormers or the proposed materials, nor will the existing residential amenities of the neighbouring properties be harmed.

It is thereby considered that the dormers and roof extensions will be an acceptable form of development in the locality.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. Obscure glazing

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 28.01.2025

Authorised by: Peter Barnett Date: 29 January 2025