Development Management - Delegated Officer Report

Application Number: **AWDM/1499/13**

Recommendation – Approve

Site: 2 Ring Road, Lancing

Proposal: Two storey rear extension to create lower ground floor and ground floor with rear terrace.

Date of site visit: 16 January 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached house located on the south side of Ring Road. This is a predominantly residential area with a mix of dwelling types and designs. The ground level slopes down from north to south and at the application site and at neighbouring dwellings, houses are set low to the street frontage with a single storey frontage. As the ground level slopes to the rear, two storeys are revealed at the rear, albeit partially within the roofpace.

Permission is sought for a ground and lower ground floor extension to the rear elevation of No.2 with a roof terrace set at ground floor level on the flat roof of the lower ground floor addition. The extension would span the full width of the house and with the ground floor addition measuring 4.3 metres in depth approximately (and with a flat roof following the eaves height of the existing house) and the lower ground floor and roof terrace measuring a further 3.7 metres approximately. The lower ground floor section would step down to approximately 2.6 metres in height at the lowest ground level. The roof terrace would span across the full width of the lower ground floor roof and would have 1.8 metre high (approx.) screening at each side and stairs to access the rear garden on the west side.

Relevant site history
None relevant

Consultations
Adur & Worthing Councils: *Engineers: The site lies outside areas affected by surface water according to the EA maps and also lies within EA flood zone 1, therefore it would be quite feasible for surface water runoff generated from this extension to be disposed of utilising soakaways.*

In the absence of any ground investigation details or drainage details in support of the application we request that should approval for this extension be granted it be conditional such that 'no development approved by this permission shall commence until full details for the disposal of surface water has been approved by the Planning Authority.

Soakage tests in accordance with BRE Digest 365 (1991) would be required to be undertaken on the proposed site to meet this requirement, to ascertain the size of the soakaway required for the new impermeable roof area, and then new drawings indicating where the soakaway is to be sited will be required.

Lancing Parish Council:
No objection although there was some concern that the balcony would be overlooking a neighbouring property.

Representations
One representation received from the occupier of a neighbouring dwelling at No.4 objecting to the application on the following grounds:

- Loss of amenity, would have an overbearing effect on adjoining properties, unacceptable overlooking from terrace
- Overdevelopment/out of scale and character with the site and neighbourhood
- Privacy light and noise

The applicant has submitted comments in support of the application commenting on the size of the plot and the size of housing and extensions at neighbouring properties, stating that the proposed ground floor extension would be no larger than that at No.4, that the lower ground floor level would not be seen and that the balcony would be screened for privacy.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Residential amenity
Although the overall depth of the extension is 8 metres, 3.7 metres of this is at a lower level stepped down from the ground floor level of the house which would minimise the impact on neighbouring occupiers.

To the west the neighbouring house at Ring House is sited further back in the site with no windows to habitable rooms facing towards the extension and with the main outlook being to the rear. The window proposed in the side elevation of the extension would be at a low level. Having regard to this relationship and the scale of the extension it is considered that there would be no significant impact on the amenities of the occupiers of Ring House.

To the east, No 4 has 2 side windows at ground floor level, one of which serves the garage and the other appears to be secondary with the main outlook to the rear where there are rear windows in a single storey flat roofed extension. Although the proposed extension would extend beyond the rear wall of No.4, having regard to the low level of the lower ground floor section of the extension, that the depth at ground floor extension is limited to 4.6 metres,

and that the floor level of No.4 is set slightly higher than that of No.2, it is considered that the proposed extension would not pose any significant threat to amenity in terms of loss of light or outlook. A condition is recommended to prevent any further side windows being installed without permission and for the screening to the roof terrace to be installed to prevent any significant overlooking.

Visual amenity

The proposed extension would be at the rear of the house where it would not be readily visible within the streetscene with only limited views possible given the spacing between dwellings. Flat roofed extensions can be seen elsewhere in the vicinity of the site and in this context where it would not be readily visible it would not cause significant harm to the character of the area to warrant refusal. The extension would be rendered and painted white which, given the mix of materials on neighbouring properties, would be acceptable.

Recommendation

Approve for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties.It consequently would not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the NPPF

Subject to Conditions:-

1. Standard time limit 3 years
2. No further side windows
3. Obscure glaze side windows
4. Details of surface water drainage
5. Screening to terrace to be installed before first brought into use
6. Permission relates to approved plans:
   Unnumbered site plan, existing block plan and proposed block plan deposited 27 November 2013
   Drawing number 1 entitled ‘Survey of Existing- Elevations’ deposited 27 November 2013
   Drawing number 2 entitled ‘Survey of Existing- Floor plans’ deposited 27 November 2013
   Drawing number 3A entitled ‘Proposed Alterations – Floor plans’ deposited 27 November 2013
   Drawing number 4a entitled ‘Proposed Alterations - Elevations’ deposited 27 November 2013

Informative:

- Surface water
- 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? Y

Case Officer: Rebekah Smith Date: 28 January 2014

Authorised by: Peter Barnett Date: 29 January 2014