Expiry: 8/10

Development Management - Delegated Officer Report

Application Number: AWDM/1146/24 Recommendation – Grant

Site: The Old Lifeboat House, Shopsdam Road, Lancing

Proposal: Rear flat roof dormer with juliet balcony, parapet walls and solar panels on roof and on front roofslope. Removal of rear conservatory and widened rear terrace, installation of bi-fold doors. Raise roof height of existing lower ground floor rear single storey projection and add PV's to new flat roof. Two rear cabrio rooflights and front roof lights. Application to Vary Condition No. 3 (materials) of previously approved AWDM/0891/24. Change the existing main roof redland 49 tiles for flat black marley tiles. Clad new dormer in light blue composite Cedral cladding.

Date of site visit: 14/8

Neighbours checked: Y

Additional neighbour notifications: n/a

Proposal, Site and Surroundings

This application relates to a detached house on the west side of Shopsdam Road, a private road off Brighton Road opposite Old Salts Farm Road. From the front the house appears a hipped roof bungalow. At the rear it is fully two storeys with the garden level considerably lower than the road.

To the south 3 gable fronted modern detached houses have been built. To the north is a detached gabled ‘bungalow’.

This is not a conservation area and the house is not listed. The rear garden of the site is in flood zones 2 and 3a and is also known to be at intermediate risk of surface water flooding.

Planning permission was granted for roof extensions and rear extensions last month, see below. The applicant would like to vary condition 3 of that approval to allow the existing Redland 49 roof tiles to be replaced with flat black Marley tiles and to clad the dormer in light blue composite Cedral cladding.

Relevant Planning History

AWDM/0891/24 - Rear flat roof dormer with juliet balcony, parapet walls and solar panels on roof and on front roofslope. Removal of rear conservatory and widened rear terrace, installation of bi-fold doors. Raise roof height of existing lower ground floor rear single storey projection and add PV's to new flat roof. Two rear cabrio rooflights and front roof lights. Granted 4.9.24

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Consultations

Lancing Parish: No response

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 15,19 and 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of this development was agreed last month when it was approved subject to a condition that matching materials were used. The relevant issues in this case is whether the alternative materials now proposed would cause visual harm or be out of character.

Visual amenity

Replacing the original roof tiles from Redland 49's to flat black Marley tiles in itself does not need planning permission. Cladding the widened rear dormer in light blue Cedral is acceptable in this seaside location. The adjoining property, to the north, has used white or light grey cladding at rear ground, first and second floor levels.

The change of material is acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

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

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

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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.

Case Officer:	MOK	Date: 4/10
Authorised by:	Peter Barnett	Date: 4 October 2024