Development Management - Delegated Officer Report

Application Number: AWDM/1842/18 Recommendation – Approve

Site: 2 Lancing Park, Lancing

Proposal: Proposed front gable extension

Date of site visit:

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached hip roofed bungalow in a narrow plot which sits between Lancing Park and Bessborough Terrace. The entrance door sits in the front elevation facing towards Brighton Road where the plot tapers to a point.

It is proposed to construct a front gable with large full height glazing. The drawings also show a rear gable and dormer windows to each side but these do no form part of the application as they are notated on the plans as being permitted development. No planning assessment has therefore been carried out on those aspects.

Relevant Planning History

None

Consultations

Lancing Parish Council: No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

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 property is in a prominent location, visible from Brighton Road, but it is set further back from that road than its neighbours to the east and west. Gabled roofs are not especially common along this part of Brighton Road but the bungalows within Lancing Park tend to have gabled roofs to the front and it is not considered that the proposed front gable here would be out of character or visually harmful.

Residential amenity

The property is separated from its neighbours by the roads that run along both sides of the plot. Consequently the proposed gable will not cause a loss of light or outlook. The large windows will face towards Brighton road and will not cause a loss of privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

1. 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.

2. This permission relates to the front gable only. No assessment has been carried out for any other roof extensions shown on the plans which, in order to be permitted development, must have a combined volume of less than 50 cubic metres, have obscure glazed windows at the sides which are non-opening below 1.7m above the floor level of the room in which they are located and must be built and completed before work commences on the front gable.

Case Officer: Peter Barnett Date: 18 January 2019

Authorised by: Gary Peck Date: 18 January 2019