Expiry Date – 24/3

Development Control – Delegated Officer Report

Application Number: AWDM/0019/20 Recommendation – Grant

Site: 176a Brighton Road, Lancing

Proposal: Hip to gable roof extensions to West and East elevations with rear dormer; first floor rear extension with balcony over.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 6/3

Site and Surroundings

This application relates to a detached property on the south side of Brighton Road backing on to Widewater. The property is in two flats. The first floor flat, accessed from the stairs in the east side of the building is at garden level at the rear due to the changes in level. The ground floor flat has no access to the rear garden or orientation south.

The existing first floor flat has a rear conservatory.

This property and those at 170 to 182 (evens) were built identically with pyramidal roofs and front first floor bay windows. Various alterations to these roofs have taken place. No. 182 has recently gabled both sides of their roof and added a rear dormer under permitted development. No. 180 has a rear dormer and rear roof terrace. No. 178 has gabled the rear part of their roof. No. 170 has been demolished and is in the process of being replaced with two 3-storey houses.

The property is not in a conservation are and is not listed.

Proposal

Planning permission is sought to lift the two side gables and to add a wide rear dormer. The rear conservatory is to be replaced with a flat roofed rear extension and this flat roof is to be used to form a balcony to allow access from the rear roof extension. The application has been revised since first submitted to reduce the width of the rear dormer and to reduce the width of the enclosed balcony area.

Relevant Planning History

None.

Consultations

Lancing Parish Council: No objection

Env Health: No objection

Representations

Two objections received from 373 and 375 Brighton Road summarized as follows:

1. Inadequate car parking
2. More rooms, more residents, more on street parking, more accidents.
3. Loss of light

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, impacts of the development on neighbour amenity and impacts on the highway.

Character

The site is not in a conservation area and has a very mixed vernacular. These houses have had some roof alterations already, noted above. No. 182 has gabled its roof and No. 180 has extended at two storeys to the side to create an additional dwelling. The character of these houses has already been eroded.

The proposed hip to gable roof extensions leaves the front hip intact. The rear dormer proposed has been reduced in width but other similar width rear roof extensions exist. Elsewhere two storey properties have been replaced with three storey properties. The roof extensions are acceptable.

Neighbour amenity

The proposed rear extension is 3 metres deep. Both neighbours have similar depth or deeper rear extensions. It will not be harmful to neighbour amenity. The roof extensions proposed will not cause significant harm. Windows in the ground floor west side wall of No. 178 are already in shadow from the existing building. It is not anticipated that light will be significantly affected as a result of the raised gable and rear dormer. 174 to the west is well removed from the site due to the intervening paired garages. Neighbours

opposite are more than 30 metres away and will not suffer any significant loss of light. Other two storey houses in the road have been replaced with taller 3 storey houses at a similar distance.

The roof terrace proposed is almost the full depth of the 3 metre deep rear extension. It has been reduced in width to pull it off the outer edges of the extension and thus further from neighbouring boundaries, particularly No. 178, to minimise intrusion. 1.7 metre high obscure glazed privacy screens have been introduced at either end.

Highways

The site has one off street parking space. On street parking exists but competition for spaces is understood. Parking restrictions elsewhere deters illegal parking. This development cannot be refused on inadequate parking grounds in this case.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *Privacy screen erected prior to first use.*
5. *East side staircase window obscure/shut below 1.7 metres*

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? Yes.

Case Officer signed:	MOK	Date: 20/03/2020
Authorised and signed by:	Peter Barnett	Date: 23 March 2020