Development Management - Delegated Officer Report

Application Number: AWDM/1825/18 Recommendation – APPROVE

Site: 24 Ring Road, Lancing, West Sussex

Proposal: Single storey rear (east) extension, first floor (north) extension. Weatherboard cladding to first floor elevations and alterations to first floor west facing balcony with glass/stainless steel balustrade. Monopitch roof to garage on south side. Conversion of roof space with roof lights on north and south side.

Date of site visit: 22.01.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a substantial detached property in Ring Road, North Lancing. The property is at the eastern end of Ring Road on a bend. Ground levels rise from south to north in this location. Properties either side vary in appearance style and design. However they are all large detached dwellings with long rear gardens.

The house as existing has a front first floor balcony, a flat roof garage to the southern side, a ground floor extension on the northern side and a rear conservatory. The building has a hipped roof with ridge, front to rear.

Consent was granted in 2006 ADC/0137/06 for a rear conservatory, loft room and two storey side extension. Amended plans were approved which showed the two storey side addition moved in from the boundary to the north by 1 metre to comply with the Council's Development Management Standards. This element of the application was not carried out and the single storey side extension, which currently exists, was built up to the boundary to the north under permitted development.

The current application seeks consent for a single storey rear extension the full width of the main building (excluding the single storey side addition.) This is shown as 3 metres in depth with a monopitch roof with rooflights and bifold doors to the rear. The extension will provide an enlarged living/dining space.

The flat roof garage to the southern side of the dwelling is shown to have a replacement monopitch roof.

A first floor extension to the north is proposed, as originally submitted this was to extend up to the boundary with no. 26. Following officer advice that this did not comply with Development Management Standards, which state that such extensions should be set in from the boundary by 1 metre to allow for spacing between properties, reduce a terracing effect and limit impact upon neighbours, amended plans were submitted to show this set in and also to

remove side windows other than a roof light. The amended plans are for consideration here.

The front balcony was originally shown to be increased in width as part of the proposal which included replacement glazed balustrade. The amended plans show the balcony to remain as existing in scale with only the balustrade change proposed.

It is also proposed that the roof space will be converted providing a bedroom and ensuite. The height of the ridge will be increased slightly and enlarged with a small section of flat roof replacing the ridge.

The plans show the first floor of the building to be clad with weather boarding, the applicant's agent has confirmed that the choice of colour is currently undecided and they agree to a condition being attached for details to be submitted and approved prior to commencement of works, although advice has been given that this should be a light muted colour only.

Lancing Parish Council: - No objection

Representations

Email and written representations made by the owner/occupier of no. 26 Ring Road: -

- Object to first floor north extension and additional increase of roof area, previously applied for and objected by local council and planners ADC/0137/06. Objection still relevant
- A second storey on the boundary is contrary to Council's standards 1 metre gap required.
- Unduly cramped appearance, terracing effect which does not fit with the character of the road which is individually designed detached architect homes.
- The changes to the roof and height increase will significantly reduce natural light.
- Changes are not fully detailed in the plans
- Bathroom window on side elevation
- Use of roof patio affected
- Subsidence risk
- Foundation concerns
- We do not grant access to our land.
- Weather boarding at first floor previously materials were to match existing.
- Increase in balcony area, cause noise and disturbance.

Email representation made following submission of amended plans: -

- The amended plans do not comply with guidelines ground floor up to boundary.
- Accepting the scheme gives applicants right of access to our property.
- This is an extension of three storeys.
- Object to the north side development in its entirety.
- The set in of 1 metre does not change the impact with regards to loss of light upon no. 26.

- None of the surrounding properties are two storey buildings and none are extended to the degree proposed here.
- You have not advised if there would be other openings on the north elevation.
- Object to weatherboarding.
- No objection to replacement balcony.

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 (February 2019)

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 dwelling is a unique property, along with the adjacent dwellings they have individual character and style creating interest to the site and its setting. Being on raised ground level and on a bend in the street the application site and adjacent properties are prominent when viewed within the street scene.

Due to the mixture of building style and design it is not considered that the proposed changes to the building will have any adverse impact with regards to visual amenity. The changes in materials to be used for the front balcony and first floor weather boarding would change the appearance of the building from the more traditional tile and render character. Yet this change to a more contemporary style within the context of the street and surrounding locality and in relation to the current building would not give rise to a visually harmful impact which would warrant a refusal in this case. The applicant's agent has confirmed the weather boarding colour to be used which is light in colour and therefore suitable within the context of the street where there is light coloured render. A condition is attached to ensure that details are submitted and approved prior to commencement of works.

The proposed rear extension is modest in scale and proportionate to the existing building and plot, it represents a subservient addition. This extension is not visible within the street scene, materials will be used to match.

The addition of the roof to the existing garage, first floor side addition and alterations to the roof will all be visible within the street scene. There is no consistent building height due to the variation in building design and also the changes in ground level here. The slight increase and variation in roof design will have no adverse visual impact. The change from flat roof to monopitch

roof on the garage will give rise to a change which will be more in keeping with the original and proposed building design.

The first floor side extension as amended is set in by 1 metre from the boundary. The existing ground floor extension will link into this and the first floor addition will link into the main roof form. A bedroom extension and ensuite are proposed here. The design of the extension is in keeping with the main dwelling, it is subservient and does not dominate the existing building. Spacing will remain between no. 24 and the neighbouring building to the north which has a first floor terrace at the front/side. The spacing between the first floor addition and the boundary is of greater significance here than the extension at ground floor, which is up to the boundary.

Development Management Standard No. 2 states that “side extensions should be set back at least 1 metre from the side boundary. This is particularly important in the case of two storey extensions since, if adjacent dwellings were both extended up to the boundary, it would create a ‘terracing’ effect which would destroy the existing character of the area.”

The gap retained here allows for visual building separation therefore protecting the character of the locality, limiting over development and avoiding a cramped appearance.

Residential amenity

The main properties to be affected by the proposed development are those either side of the site, No. 26 to the north and no 22 to the south. To the south is the proposed addition of the roof to the garage, a slight height increase in the roof and a side roof light. The application site is set back to the rear/east further than the adjacent no. 22. The alterations to this side will not have any adverse impact in this case. There are side windows at no. 22 which have limited outlook as they currently look onto the side elevation of the adjacent building. Due to the significant change in levels between the buildings the marginal roof height increase and velux will not give rise to any loss of light, privacy or overbearing impact that would be significantly greater than existing.

To the north, no. 26 is a detached dwelling on higher ground level than the application site. This property has a front first floor roof terrace with access from the master bedroom. This is adjacent to the boundary of the site.

The large terrace has aspect to the south toward the application site and also, to a greater degree to the front/west. The first floor addition will bring the building closer to the boundary with no. 26 and to the existing roof terrace. Due to the elevated height of this neighbouring building and the extensive views and outlook there is not considered to be any adverse impact with regards to loss of light, privacy or overbearing impact upon the roof terrace. The amended plans show the removal of the windows on the north elevation of the extension, with the exception of the roof light, which is to be conditioned to be non openable and obscurely glazed, therefore no overlooking will occur.

The front balcony will not be changed in scale and footprint and therefore will have no greater impact on amenity than currently exists.

The first floor master bedroom at no. 26 has a secondary window which faces onto the side of the proposed extension. Although it is acknowledged that there will be some loss of light to this window it is secondary and the main outlook and light to this room is from the west where there is a large window with glazed door.

The ground floor windows at no. 26 are recessed from the boundary to the rear of the garage/terrace projection and elevated. There is a small patio adjacent to the boundary here. The property has a large rear garden with extensive outlook and aspect to the front and rear. The first floor side extension would not result in a significant loss of light to primary windows serving habitable rooms or rear amenity space to warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1.Standard 3 year time limit
2. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building. This excludes the first floor which shall be clad in weather boarding in a light colour with details to be submitted and approved by the Local Planning Authority prior to commencement of works. Work shall be carried out in accordance with such details unless otherwise approved in writing by the Local Planning Authority.
3.No additional windows or openings on the north or south elevation or roof slope of the extension.
4. The roof light on the north elevation shall be fitted with obscured glazing at all times and shall be permanently non openable
5. Approved plans

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 19th March 2019

Authorised by: Peter Barnett Date: 20 March 2019