Development Management – Delegated Officer Report

Application Number: AWDM/0816/23 Recommendation: APPROVE

Site: 46 Hamilton Road, Lancing

Proposal: Part removal of existing extension and formation of rooms in roof with hip to gable and rear dormer

Date of Site Visit: 22 June

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks permission for the part removal of an existing extension (to facilitate the erection of a new dwelling which is the subject of a separate application (AWDM/0837/23) which is currently under consideration) and the formation of rooms in the roof comprising a hip to gable and rear dormer. A front dormer was included as part of the original submission but this has been replaced by a rooflight following the receipt of amended plans.

The application site comprises a semi-detached bungalow on the western side of Hamilton Road. The property has an extension and garage to the side (to be removed) which means the property has one of the larger curtilages in the area. Although the roof has not yet been extended, many of the surrounding properties, including the adjoining property to the north, have had roof additions. The bungalow to the south has a side rear garden area and hence there is a greater separation distance between the properties than is commonly the case along the road.

To the rear are properties in Upper Boundstone Lane. These are also bungalows, some with roof extensions, and the respective gardens are relatively short meaning that in this case, with an existing rear extension to the subject property, the distance between dwellings is only about 12 metres.

Planning History:

Application currently under consideration for a new dwelling to the south (AWDM/0837/23) within the existing curtilage of the property. The extension to be removed was granted permission in 1993.

Consultations:

No comments received

Representations

Lancing Parish Council: Support the application

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 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

The main considerations in the determination of the application are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Although part of this application is effectively to facilitate the erection of a new dwelling to the south by virtue of the removal of the extension on the southern side, it remains to be determined on its individual merits.

This application is for a standard hip to gable commonly found in the area and indeed an example is the adjoining property next door. As originally submitted, the proposal included a flat roofed front dormer and while there other examples of such in the road, they are less prevalent in this part of the road. Since the adjoining property has a number of rooflights in its front elevation, it was considered that the dormer should be removed, an amendment to which the agent agreed. Accordingly, it is considered that the visual impact is acceptable.

The rear dormer will face the neighbouring properties to the rear at a relatively close distance (around 12 metres) but the neighbour directly to the rear has rooflights to the rear while the property next to it has been heavily extended including a large rear dormer. Accordingly, the development, of the type commonly built under permitted development rights, would not appear out of keeping with the area and is not considered to cause a material impact upon neighbouring amenities given the high degree of overlooking that already exists.

The application is therefore considered to be acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the south elevation of the extension.

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 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: Gary Peck Date: 18 August 2023

Authorised by: James Appleton Date: 18 August 2023