Expiry: 15/1

Development Management - Delegated Officer Report

Application Number: AWDM/1477/24 Recommendation – Grant

Site: 180 Brighton Road, Lancing

Proposal: Ground floor single storey rear extension. Demolition of existing first floor side extension and replacement with a new single storey extension to access the ground floor. Hip to gable roof extensions and new rear dormer (previously approved under application ref: AWDM/0147/24) Adjustments and additions to the previous approval include: Ground floor extension increase by 500mm to allow for a retaining wall; solar panels; cladding to front bays, 2m flag pole, render to front boundary wall.

Date of site visit: 16/12 and 8/3

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached property on the south side of Brighton Road. The house backs onto Widewater which is a saline lagoon, a secondary sea defence embankment and designated Site of Nature Conservation Importance, very popular with bird watchers.

The property has been extended on the west side with a two storey extension. It includes a ground floor flat with side and front aspects only. This flat has an east side outdoor area with no access to the rear garden. On the west side is a narrow passage and steps up to the back garden level. From the front the property appears two storeys with a fully hipped roof and front rooflight. From the rear the property appears single storey with a dormer and terrace extending from it and rear terraces down to the water's edge.

No. 182 to the east is a detached rendered and painted two storey house with roof extensions and an east side two storey extension. On the west side is a similar house to the site, though unextended with a detached garage on the shared boundary and side garden beyond.

This area is predominately inter war suburban housing but has seen significant amounts of more modern and intensive infill on the south side of 3 storeys.

The site and coastal strip sit in Environment Agency flood zone 3. There are parking bays outside the house and a bus stop is very close by. The A259 is a busy and wide coastal road.

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The site is not in a conservation area and is not a listed building. There are no protected trees on the site.

Planning permission was granted earlier this year for various extensions to the property, see history below. It is now proposed to vary the approved drawings to allow:

- The ground floor rear extension to be extended in depth by 500mm from 4.3 metres to 4.8 metres. This enlarges the roof terrace above by the same amount.
- Two deeper rooflights to frontage in place of 3 approved
- New grey timber cladding to first floor front bays (currently brown timber clad).
- Render to low front boundary wall
- Replacement windows in grey anthracite
- 18 angled solar panels on widened rear dormer roof
- 2 metre high flagpole on raised rear ground floor terrace
- Patio doors instead of bi folds at rear lower ground floor

Relevant Planning History

0147/24 - Ground floor single storey rear extension with excavation. Demolition of existing first floor side extension and replacement with a new single storey extension to access the ground floor. Hip to gable roof extensions and new rear dormer with enlarged terrace. Granted 20.4.24

Consultations

(Previous comments on 0147/24)

Environment Agency: No objection.

WSP - Council's Drainage Consultants: *No objection. The applicant should consider the use of SuDS, where practically possible, within their drainage strategy to provide run off betterment.*

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)

Planning Assessment

Principle

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The proposal involves 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.

Residential amenity

None of the changes will proposed will have any significant impact on neighbour amenity.

Visual amenity

None of the external changes will impact negatively on the streetscene. This street has a very mixed aesthetic and palette of materials.

Flood Risk/Drainage

The proposed changes do not impact the previous flood risk assessments.

Sustainability

The introduction of solar panels is supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No additional windows on the north or 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:	MOK	Date: 3/1/25
Authorised by:	Peter Barnett	Date: 3 January 2025