**Expiry Date – 18.6, ppa agreed to 10/7**

# Development Control – Delegated Officer Report

**Application Number: AWDM/0555/20 Recommendation – Grant**

**Site:** 36 Norbury Drive, Lancing

**Proposal:** **Proposed single-storey rear extension to garage, cladding, rendering and replacement windows and doors on all elevations, removal of first floor to existing west elevation extension and formation of terrace with 1.6m high opaque screens to north and east sides. Provision of 1no. additional parking space (revised proposal).**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 16/6

## Site and Surroundings

This application relates to a two storey house on the corners of Norbury Drive, Ring Road and Boxgrove Close. The rear garden fronts Norbury Drive and Ring Road. The garden is on a steep gradient and rises approximately 5 metres from the southern to northern boundaries.

The property is not in a conservation area and is not listed. There are no protected trees on the site. The existing house on the site is two storeys and has been extended on the west side with a two storey flat roofed addition. Boxgrove Close properties are bungalows some of which have been extended into the roof. Ring Road is largely inter war two storey houses of varying designs. Typically, houses sit in generous plots back from the road frontages in mature gardens.

The site's rear garden is enclosed by shrubs and trees and is impossible to view from Ring Road or Norbury Drive presently.

## Proposal

It is proposed to extend to the rear of the garage to create a utility room. It is also proposed to modify the existing flat roofed two storey 'front' extension to make it single storey with a first floor roof terrace. An additional parking space is proposed along with new windows, doors and rendering and cladding in timber. Canopied entrance to front door.

The plans have been revised since first submitted to reduce the size of the utility room and to update the plans to show trees in the garden of 1 Boxgrove Close retained.

**Relevant Planning History**

AWDM/0013/19 Remodelling of existing house involving removal of first floor to West elevation extension to create first floor balcony with new doors. Extension to rear of garage and alterations to fenestration. Erection of a new two storey flat roofed dwelling with lower ground and ground floors only (excavation involved); access from Ring Road. Withdrawn April 2019

L/315/70 – First floor extension to form bedroom and alterations to form bathroom. Granted 6.10.70

L/77/62 – House and garage. Granted 17.4.62

L/205/77 – Screen wall 5' high and 73' long on land between 36 Norbury Drive and 20 Ring Road. Refused 26.9.77

**Consultations**

Tree officer: '*It appears that some of the larger trees are to be retained, those that are to be felled would not in my opinion, be worthy of a TPO. Therefore I have no objections.'*

**Representations**

1 letter from No:1 Boxgrove Close:

1. This development will require a Party Wall Agreement.
2. Trees within our boundary are shown to be removed.

**Relevant Planning Policies and Guidance**

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15

**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 extensions/alterations on neighbour amenity, the streetscene and trees.

Neighbour amenity

The extension to the rear of the garage is very modest and has been reduced in scale to move it off the boundary with 1 Boxgrove Close. The agent has confirmed it will be drained within the site and will not exceed the height of the existing garage. No. 1 has windows in its side wall facing the site. This property is on higher ground and the cill level of these windows is above the roof of the garage. They will not be harmed. Trees

in the garden of No.1 in this area, previously shown to be removed, are retained in the revised drawings.

The removal of the first floor of the flat roofed extension and the creation of a roof terrace will be highly visible in the streetscene. The terrace will be 18.5 metres from the side boundary with 35 Norbury Drive, to the west, on the other side of the road. This property has a single storey garage closest to the development. Trees within the site will provide some screening, notwithstanding some are to be removed. The terrace will be 20 metres from the boundary with No. 34, to the south. This bungalow on lower ground has its flank wall facing the site and a significant hedge on the Boxgrove Close frontage. An opaque glass screen 1.6 metres in height will screen the terrace from view from the north and east.

No significant overlooking will occur.

Design/Visual Impact

The rear extension to the garage will not be visible in the streetscene.

The removal of the first floor of the flat roofed front addition will improve the appearance of the dwelling. The new roof terrace will be highly visible in the streetscene. However, there are many examples of front terraces nearby in Ring Road.

There is a mixture of materials used on the houses nearby. Part rendering and part timber cladding of the elevations will not be out of keeping in the area. The timber cladding is to be either red cedar or birch.

Replacing windows in any colour does not need permission in this area. The canopied entrance is acceptable.

Permeable paving is conditioned to be provided for the new parking area.

The overall design concept is acceptable.

Trees.

The tree officer has considered the tree report and has no objection to the trees to be removed. Larger trees are shown to be retained.

**Recommendation APPROVE** subject to the following conditions:

1. Approved plans
2. 3 years
3. Materials as specified
4. Permeable surface for extra parking space

***Informative***

1. 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.

2. Party Wall Act

Is recommendation contrary to any representations? No.

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| Case Officer signed: | MOK | Date: 9.7.2020 |
| Authorised and signed by: | Peter Barnett | Date: 9 July 2020 |