Expiry Date - 09/04/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0173/12 **Recommendation – APPROVE**

Site: **17 The Street Lancing West Sussex BN15 0PN**

Proposal: **Enlargement of hipped roof over existing flat-roofed two-storey side extension and a front porch canopy roof**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is an end of terrace two storey dwelling in the Conservation area in north Lancing. The site is slightly set back from the road with a flint wall to the front and double gates onto a parking area. The building is rendered with a flat roof two storey side extension. Permission is sought to extend the existing hipped roof over the main part of the house to include the flat roof area. The ridge line will be extended westwards to include the main part of the side extension and a lower level hipped roof is proposed over the existing side projection.

Also forming part of the proposal is a front porch canopy, constructed in wood with a slate roof. This has already been erected.

Representations

Third Parties: -No third party representations have been received.

Lancing Parish Council: - No objection

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7.
PPS 1 'Delivering Sustainable Development' (ODPM 2005)
PPS5 ' Planning for the Historic Environment' (DCLG 2010)

Planning Assessment

Principle

The principle of the proposed alterations is considered to be acceptable when considered in the light of the above policies.

Visual amenity

Policy AB4 of the Local Plan requires that design and construction materials of the development be of a high standard such as to preserve or enhance the character and appearance of the Conservation Area.

The existing flat roof extension is not in keeping in character and design with the main hipped roof dwelling house. The proposed enlargement of the hipped roof will result in a much more sympathetic appearance which will preserve and enhance the Conservation area. The extended roof will be slate to match existing. The extension is clearly visible within the street scene and will have a positive impact on the visual amenities of the locality.

Similarly the proposed porch canopy is considered to enhance the appearance of the building by creating a feature and interest to the front elevation. The canopy is constructed with natural materials with a slate roof to match the existing roof.

Residential amenity

The eastern side elevation of no. 18 The Street faces onto the side of the site. The proposed roof will result in more bulk and scale than existing however there are no windows on the side elevation of the neighbouring property that will be affected by the proposal. There will therefore be no detrimental impact on any neighbouring properties.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and will preserve and enhance the Conservation area. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7, AB4)

Subject to Conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: - To comply with Section 91 of the Town and Country Planning Act 1990.
2. The enlarged hipped roof hereby permitted shall be completed with natural reclaimed slate to match existing.
Reason: - In the interests of visual amenity and to comply with saved policies AH7 and AB4.
3. The development hereby permitted shall be carried out in accordance with the following approved plans: -

Drawing no. 9039A.P – received 13th February 2012

Reason: - For avoidance of doubt and in the interests of proper planning.

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Is recommendation contrary to any representations? N

Case Officer signed: Hannah Barker Date: 13th March 2012

Authorised and signed by: [redacted] Date: 13/3/12