Development Management - Delegated Officer Report

Application Number: AWDM/0252/19 Recommendation – Approve

Site: 12 Orchard Avenue, Lancing

Proposal: First floor extension at front to replace existing dormer

Date of site visit: 1 March 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is an end-of-terrace house located on the east side of Orchard Avenue, Lancing. The property has been extended to the north with a two storey side extension that features a front facing first floor pitched roof and dormer that adjoins the side of No.14. As such, there is no gap between the properties.

The proposal seeks to increase the size of the dormer by extending it on both sides so that it is the full width of the roof and seeks to alter the pitch roof. It is shown as not coming forward of its existing position so it will remain set back from the front building line.

Relevant Planning History

ADC/0052/07 – First-floor side extension (front) – refused

ADC/0348/07 - First floor side/front extension to replace dormer - approved

Consultations

Lancing Parish Council: No objection

Representations

None received

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

A previous application in 2007 was refused on design grounds on the basis that the pitched façade and prominence of the alterations would be out of keeping with the Council's design standards and too prominent in the streetscene as a consequence. At that time, the extension would have come forward in line with the front wall of the house. A later application in 2007 was subsequently approved as it included a set back.

In this case, compliance with the Council's DM Standards cannot be achieved as the neighbouring dwellings already abut each other with no gap to the boundary.

The current dormer is difficult to maintain and of a deteriorating state and a relaxation of the usual design standards is therefore considered to be acceptable, taking into account the current situation and previous permission.

The extension would not be significantly more visible in the street than the existing and it will not cause serious visual harm.

Residential amenity

From an amenity perspective this alteration will not impact on the privacy, outlook, or light of neighbouring properties. There is a small, high level window which sits under the eaves line of No.14. The extension will not block this window.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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: Peter Barnett Date: 12 March 2019

Authorised by: Gary Peck Date: 12 March 2019