Development Control – Delegated Officer Report

Application Number: AWDM/1939/17 Recommendation – APPROVE

Site: 58 Cecil Road, Lancing, BN15 8HP

Proposal: Single storey rear extension with timber cladding. Hip to gable roof extension with rooflights in east and west elevations. Porch to east elevation and replacement roof over existing bay.

Date of site visit: 03.01.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

Detached bungalow situated on an outward bend in the road making the site very visible from the street to the east. No. 58 is also set forward of its neighbours to the east, which further adds to its visual prominence.

Within a residential area, comprising a mixture of bungalows and two storey dwellings, some of them being detached and others semi-detached.

The application proposes to provide a hip to gable roof extension with rooflights within the east and west elevations. This would provide accommodation for 2no. bedrooms and a bathroom.

The application will also include a rear, single storey extension measuring some 3m x 7m x 3.7m high; a new porch on the east elevation; and a replacement roof to the existing bay window on the north elevation.

Relevant Planning History: None

Consultations: None undertaken

Representations: Lancing Parish Council : No objections

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

Development is acceptable in principle subject to the effect on the residential and visual amenities of the locality.

Visual Amenity

The roof extension will be of a similar style to its neighbours at no.'s 54 and 56 Cecil Road, being a semi-detached property, but it sits at 90° orientation to those dwellings. This orientation together with it being forward of the dwellings to the east of the application site, makes the building very conspicuous within the street scene. The new roof will thereby be quite noticeable from the east, and particularly from is neighbour, no. 56.

The original application had dormers within its roofslope facing no. 56, and because of the exposed position, it was considered that the dormers had a negative impact on the street scene and the neighbouring property no. 56.

The application has subsequently been amended to have rooflights only within the roofslope, this will provide light and ventilation into the new first floor rooms created without causing unacceptable harm onto the street scene and neighbouring property.

The existing front door is on the side, and the new porch will enhance the opening, making it clear that it is the entrance. The new roof over the existing bay on the north elevation will reflect the style of the new porch roof.

The rear single storey extension will be 3m deep, which is only approx. 300mm deeper than the existing conservatory which it is replacing, albeit that the new extension will be almost the whole width of the rear elevation, it will not adversely impact onto the neighbouring residential properties.

Residential Amenity

The most affected properties are those adjoining to the south, east and west, no's 129 Brighton Road directly to the south; 56 Cecil Road to the east; and 60 and 62 Cecil Road to the west.

All of the neighbours will be able to view the roof changes, but it must be noted that the roof height will be no higher than the original ridge of the roof of the bungalow, what they will be able to note is that the new roof will now have a Sussex hipped roof either end or the dwelling. It is not considered that these sections of roof will result in unacceptable harm onto these contiguous residential properties.

Further, the cill heights of the rooflights are shown at more than 1.8m in height, therefore they will not result in any overlooking from these windows onto the neighbouring residential properties.

The rear extension is only approx. 300mm longer than the existing conservatory, albeit that it will be wider, it will be some 1.5m to 2m from the boundary to no.'s 60 and 62, and approx. 2m from the boundary to no. 56. It's height of approx. 3.5m is not considered overly tall as to result in overbearing onto these residential properties either.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials
4. No dormers to east or west elevation

Informative

1. Approved following revision

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 24.04.2018

Authorised by: Peter Barnett Date: 24 April 2018