Development Management - Delegated Officer Report

Application Number: AWDM/1817/15 Recommendation – Approve

Site: 164 Brighton Road, Lancing

Proposal: Rear single-storey extension with roof terrace over and 2 side dormers.

Date of site visit: 5 January 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a three storey detached dwelling which backs on to the Widewater lagoon. It has a two storey form with a pitched roof and accommodation within the loft space. At the rear the first floor is effectively the ground floor and there is a flat roofed extension offering access to the rear garden.

The application proposes to increase the depth of the rear extension by approximately 1.5m to project 4m from the rear wall of the original building across the full width of the building. A roof terrace is proposed on the whole of the flat roof (4m deep and 8m wide) with 1.1m high glass balustrade along the front edge and 1.8m high frosted glass screens to the sides for a depth of 2m. The existing gable is to be completely glazed, set behind the roof overhang. An existing porch on the east side is to be removed.

It is also proposed to construct flat roofed dormers on both side roofslopes. These will measure 7.6m long, 2.4m deep and 2.8m wide. They will be set down from the ridge by 0.95m, set above the eaves by 0.5m and set back from the front edge of the roof by 2m. They will be clad in Marley Eternit Cedral Weather-Board to match the front of the building.

Relevant site history

None

Consultations

Adur & Worthing Councils: The **Engineer** has no objection

Environment Agency: No comment

Lancing Parish Council: No objections

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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

The proposed side dormers are quite large features and will have some impact on the street scene. However, there are several examples of side additions on similar properties along the street, including at No. 134, 144 and 146. No.162 to the immediate west also has box-like extensions to both sides, although set back further from the street than currently proposed.

The proposed dormers will be set 2m from the front edge and will be a reasonable distance below the ridge, and will be clad to match the existing cladding at the front of the building, with glazing in the sides. Despite their size, it is not considered that they will cause harm to the character of the property or the wider street scene.

The rear extension will bring the property out a further 1.5m to the outer edge of the former path which ran along the rear of these properties. It will be no further than the extension at No.162 to the west and will not intrude into the bank of the lagoon unduly.

Roof terraces are common features among the properties which face the lagoon. This will be one of the largest but it is not considered that it would have a harmful visual appearance.

Residential amenity

The rear extension will project beyond the rear of No.166 to the east by approximately 2m. This is a reasonable distance which accords with the Council's guidance and will not cause undue loss of light or outlook. To the west, No.162 has its own rear extension which will not be adversely affected by this proposal.

The proposed roof terrace will be large and will allow some views across the neighbouring rear gardens. This will be partly mitigated by the provision of 1.8m high screens along part of the sides but views will still be possible, particularly to the east. However, there is currently no boundary treatment between the site and No.166 which enables mutual clear views into the

gardens at the moment. There is also a clear balcony to No.168 which allows views into the garden of 166. For these reasons, it is not considered that loss of privacy will be significantly worsened as a result of this proposal.

The proposed side dormers will have high level obscure glazed windows to protect privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match
3. Side windows to be obscure glazed and non opening below 1.7m
4. Privacy screen to be provided and retained
5. Permission relates to approved plans

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: 5 February 2016

Authorised by: Gary Peck Date: 5 February 2016