Expiry Date - 04/12/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1398/23 Recommendation – APPROVE

Site: 53 Ring Road Lancing West Sussex BN15 0QE

Proposal: Front and rear single-storey extensions. New raised steps to rear. Change of tile hanging to cladding

Date of site visit: 01/11/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application site is a large two storey property on the southern side of Ring Road, Lancing. Ring Road is characterised by large detached properties set within large plots. Most of the properties have undergone a number of alterations to the front and rear.

Due to the location the site is located on a steep topography with the rear being set much lower than the front of the property. The site currently has a single storey rear extension and a raised terrace to the rear of the property. The property to the east has undergone a number of alterations including three stories in extensions to the rear.

Proposal
The application relates to an extension to the side of the existing front porch as well as introducing an additional window to the front.

The rest of the proposal constitutes alterations to the rear. The existing conservatory is proposed to be removed and in its place a single storey rear extension with new sun room attached.

There is also a proposed new set of raised steps to the rear. Additionally there will be a change in the fenestration from tile hanging to cladding which will alter the appearance of the building.

Relevant Planning History

L/155/82/TP/4399 – Single Storey Extension at side to provide utility room and study. Application permitted 01/11/1982.

L/180/81/TP/5167 – Formation of 3 Bedrooms, a bathroom and a shower room at first floor level in roof space. Application Permitted 13/11/1981.

L/265/98/TP/17732 – Conservatory at rear. Application Permitted 14/01/1999.

L/61/02/TP/17732 – Front Porch. Application Permitted 02/05/2002.

L/86/05/TP/21913 – Alterations to rooms in roof (increased ridged height, enlarged rear dormer and replacement front dormer). Application Permitted 27/06/2005.

L/5/06/TP/22311 - Erection of First Floor with ridged and pitched roof (revised proposal). Application Permitted 09/02/2006.

Consultations
None

Representations

2 representations received:

- Question over the party wall agreement. (NB Not relevant to planning)
- Concerns over mislabelled plans

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 (HCLG 2023)
WSCC Guidance on Parking at New Developments (Sept 2020)

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
The main aspect that would be visible from within the public realm would be the extension to the porch. With the size of the property and the topography of the road it is not considered that the porch will have a significant impact on the street scene. Furthermore, a number of properties along ring road have got front porches of varying sizes as such it is not considered to be an alien feature that would have a negative impact to the visual amenity of the property.

The other aspect that would be visible from within the public realm would be that of the fenestration change to cladding. With a number of other properties within the locality having cladding on their properties it is not considered that the introduction of this material would result in an unacceptable impact on the street scene. To ensure that the colour and materials used for the cladding is

acceptable a condition has been included to have details of the cladding submitted prior to the commencement of the works.

As such the proposed development is considered to be acceptable in terms of visual amenity and compliant with the policies within the Adur Local Plan and relevant SPG's.

Residential amenity
In terms of impact on the neighbouring properties the neighbours that would be affected the most by the proposed development would be the neighbours to the east and west. The eastern neighbour no.55 has undergone extensive works to the rear creating a much deeper property that has a rear building line past that of where the proposed extension would sit. As such there is not considered to be any unacceptable overbearing or overshadowing of the neighbouring property as a result of the extensions to the rear. Due to the sun room having a largely glazed fenestration it is important to consider the potential for overlooking and interlooking between the properties. When considering the impact in relation to the existing relationship it is not considered that the introduction of a single storey sun room would result in an unacceptable level of overlooking on the property to the east, despite its raised level.

The other form of rear extension increases the depth of the existing single storey rear extension to the western half of the rear elevation. This will be more of a standard form of extension with a tiled pitched roof and no openings in the western elevation. The neighbour to the west has not undergone a number of extensions and as such is set back from the proposed extension. Due to the distance between the proposed extension and the neighbour being approximately 6m it is not considered that there would be an overbearing impact on the neighbouring amenity space. Furthermore with the south facing gardens there will not be an overshadowing impact that would be to the detriment of the application.

It has been designed with no windows within the western elevation. As such this mitigates any potential overlooking impact and is therefore considered to be acceptable in terms of residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Details of the materials to be submitted prior to commencement
4. No additional windows on the west elevation of the extension

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

Expiry Date - 04/12/2023

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: Finlay Gardner Date: 21 December 2023

Authorised by: Peter Barnett Date: 21 December 2023