Development Management - Delegated Officer Report

Application Number: AWDM/1903/21 Recommendation – APPROVE

Site: 72 Kings Road, Lancing, West Sussex

Proposal: Single storey rear extension, dormer to west roof slope, rooflights to east and west roof slopes.

Date of site visit: 23rd November 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached chalet bungalow with barn hip to the front and ground floor front bays. Off street parking is to the front and a single storey flat roof extension to the rear.

The street is varied in character with houses, bungalows and chalet bungalows of differing design and appearance.

Consent is sought for a flat roof single storey rear extension projecting onto the existing extension on the eastern side of the rear elevation. The extension is 2.4 metres in depth with a matching flat roof. Also proposed is a side dormer to the west side and roof lights to both roof slopes. The front window in the gable is to be enlarged and a rear window is proposed in the rear gable. Two bedrooms and a bathroom will be provided in the roof space.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The side dormer and roof lights will be visible within the street scene. There are other dormers visible within this locality with large side flat roof dormers directly adjacent at no. 70. As stated above the properties within the street vary in design and scale. The side dormer as proposed will not be out of keeping and is considered acceptable within the context of the street scene.

The rear extension is modest in scale and the side roof lights will not be clearly visible and are not harmful in visual terms. Materials to be used will match existing.

Residential amenity

The side dormer faces onto the side blank roof slope of the adjacent dwelling no. 74. The dormer serves a bathroom and will therefore be obscurely glazed and therefore would not preclude any future development at this neighbouring property. The applicant's agent has also agreed that the proposed roof lights should be obscurely glazed to avoid this same issue to the west and overlooking to the adjacent dormer at no. 72 to the east.

The ground floor extension is projecting from an existing extension, the additional depth is 2.4 metres and with the existing extension is 4.4 metres in depth. Development Management Standards state that 3.5 metres can be permitted adjacent to the boundary of an attached dwelling. In this case the properties are detached and there is some spacing, the extension is also flat roofed. The additional 0.9 metres in this case will not result in any significant harm. There is a lean to structure and flat roof rear extension at the adjacent property. To the west there is a single storey extension along the side boundary and this will screen the proposed extension and any side openings from the adjacent occupiers at no. 74.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match.
4. Rooflights and side dormer to be obscurely glazed and non opening unless above 1.7 metres finished floor level.
5. No windows on east side elevation of extension or east or west roof slopes

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: Hannah Barker Date: 29th November 2021

Authorised by: Peter Barnett Date: 29 November 2021