Development Control – Delegated Officer Report

Application Number: AWDM/0274/19 Recommendation – APPROVE

Site: 10 Browning Road, Lancing, West Sussex. BN15 0PY

Proposal: First floor extension to front (south) including new front gable with Juliet balcony and raising of the roof ridge; single storey side extension (garage) to west elevation (existing garage removed).

Date of site visit: 14.03.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is located on the north side of Browning Road, and relates to a detached bungalow, with a hard surfaced parking area to the front and an existing vehicular access. The site is on rising ground with landscaping at the front boundary which forms a screen. The bungalow has recently had a front extension to create a more modern appearance, which has altered the design of the front elevation.

The character of the street scene is a mix of bungalows, including chalet style, and two storey dwellings. The two storey dwellings opposite the application site have a 1930's design look. The street is also characterized by predominantly detached dwellings.

There is a gap of approx. 1m between the bungalow and the boundary to no.8 and a gap of some 3m to the boundary with the neighbouring property no. 12. A flat roof garage is located to the side rear of the property. There is an existing vehicular access and drive to the site

Proposal

The proposal seeks permission to provide a first floor extension to the front of the dwelling, which will tie into the rear existing 1 ½ storey section of the dwelling by raising the ridge height. The overall increase in the highest part of the existing height of the roof will be some 800mm

There will also be an attached garage to the west side of the property, with the existing garage being removed.

The development will therefore provide a two storey dwellinghouse.

Consultations: None

Representations: Lancing Parish Council : No objection

Relevant Planning Policies

Adur Local Plan: Policy 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the streetscene in general.

Visual Amenity

The current application seeks to 'infill' the first floor gap between the rear of the chalet bungalow and the lower front section, with the end result being a two storey dwelling. The design will give a nod to 1930's dwellings, which will be in keeping with the 1930's style architecture within the street scene. The main first floor front window will be fully glazed inward opening doors with a Juliette security balcony to the front. The front elevation will also have an oriel window for design purposes.

Other windows proposed at the first floor will be from the en-suite on the east elevation and the existing bedroom window on the west elevation will be bricked up and moved slightly south. The existing rooflight over the bedroom will be relocated to be over the stairs.

The new first floor will re-order the existing layout and will provide a master bedroom with a walk-in wardrobe and an en-suite.

The existing detached garage will be removed and replaced with an attached side garage.

To the west, No.12 is a larger two storey dwelling than the current dwelling on the application site and the proposed increase in height and bulk of No.10 will not be out of character therefore. There are also larger houses on the opposite side of the road.

Residential Amenity

The neighbouring properties, no.'s 8 and 12 would be the properties most directly affected by the proposal, however, due to the distances between those properties and the front roof extension, together with the fact that the front extension will be a replacement to an existing built form and is not projecting forward of the existing footprint, it is not considered that the residential amenities of the neighbouring properties will be unacceptably compromised by the proposal.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Materials to match existing.
4. Obscure glaze side first floor windows

Informative

1. Approved following amendments.

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

Case Officer: Eve Hearsey Date: 02.10.2019

Authorised by: Peter Barnett Date: 2 October 2019