Development Control – Delegated Officer Report

Application Number: AWDM/1482/18 Recommendation – APPROVE

Site: 6 Greet Road, Lancing, BN15 9NT

Proposal: Conversion of existing conservatory to a dining room including a new flat roof.

Date of site visit: 15.11.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

Semi-detached bungalow with an attached garage to side which abuts the boundary with no. 4 Greet Road, indeed a common feature in the street scene are garages abutting the side boundary with the neighbouring property, thereby giving the appearance of a terrace.

From the rear, the resulting recess from the front garage, the side wall of the bungalow and the boundary with no. 4 has been covered over with a mono pitch roof to create a room.

The proposal seeks permission to construct a more robust wall together with internal insulation, on the space behind the garage with a new, insulated flat roof.

The structure will be no closer to the neighbouring property and will be of the same width and length as the existing external dimensions, but the height of the walls will be raised in order to accommodate the flat roof.

The new structure will also include 2no. rear small existing store and boiler rooms. The store room will be integrated into the new room and will also have the internal insulation added together with an increase in wall height to be in line with the new flat roof.

The increase height of the structure will be approx. 750mm at the side boundary with no. 4, and approx. 1.1m increase in wall height including the roof, on the rear buildings.

Relevant Planning History: None

Representations:

Lancing Parish Council:
No objections providing the Building Regulations/recommendations are adhered to.

1 Letter of no objection from 5 Hamilton Road

- No objections to the conversion
- Concerned that the new chimney is too low if it is for a wood burner
- Smoke may come into my garden and open windows

Consultations: None

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
SPD Development Management Standard No. 2 – Extensions and Alterations to Dwellings
National Planning Policy Framework (CLG 2018)
National Planning Practice Guidance 2018

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

The works being undertaken are very minimal with the strengthening and insulating of mainly the existing walls. There will be an increase in the height of the walls at the site boundary with no. 4, in order to provide a flat roof in accordance with the height and insulation requirements of Building Regulations.

The height increase to the boundary will be approx. 750mm, which will be higher than the existing hedging on the boundary.

The plans do not indicate a chimney at all, it is considered that the neighbour may have misread the plans.

Residential Amenity

The increase in height onto the boundary with no. 4 is not considered to have a detrimental affect onto the existing residential amenities of that property as they also have infilled the section behind their garage.

As the works are to the other side of the property from no. 8, they will not be adversely affected.

No. 5 Hamilton Road to the rear is over 20m from the proposal, and thereby will not be adversely affected by the proposal.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to match existing

Informatives

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 30.11.2018

Authorised by: Peter Barnett Date: 30 November 2018