Development Management - Delegated Officer Report

Application Number: AWDM/0730/21 Recommendation – APPROVE

Site: 133 Tower Road, Lancing, West Sussex

Proposal: Two-storey extension to east elevation and part single-storey, part two-storey extension to south elevation.

Date of site visit: 24th May 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling house within a street of similar properties. To the east is a three storey purpose built flatted development. Consent is sought to add a two storey extension to the side of the building, with a hipped roof providing a utility and W.C at ground floor and a bathroom and study at first floor.

To the rear a first floor extension is proposed 3 metres in depth set in from the side boundaries to provide a bedroom. A single storey rear extension is deeper at 4.5 metres in depth and is almost the full width of the house with a set in from the boundary with the attached neighbour. Roof lights are proposed on the single storey section adjacent to the boundary with the attached neighbour and the existing out building is to be removed as it is within the footprint of the building.

A variety of materials are proposed for the development. Render and matching roof tiles are proposed for the side extension and first floor addition to the rear. The single storey extension to the rear is proposed with a standing seam roof and render to the sides with arrowhead ornamental tiles on the south elevation.

Some amendments have been requested and amended plans have been received to show the window removed from the side elevation of the ground floor extension. The standing seam finish to the east side elevation of the two storey extension has been removed and the brick work to the west elevation of the single storey extension has been changed to a rendered finish, to allow for a lighter material on the sides adjacent to neighbouring properties and gardens.

Lancing Parish Council: - No objections

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 (February 2019)
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 two storey and single storey rear extensions will not be visible within the street scene. The first floor addition is to be finished in match roof tiles and render. The single storey extension is to be finished with unique materials as is the desire of the applicant to make use of such materials to add interest to the building. It also has an isometric roof. The standing seam roof will be grey in finish with rendered side elevations to match however the rear elevation will be finished with arrowhead ornamental tiles. This unique feature will not be visible within the street scene. It will therefore not have any adverse impact upon the character and appearance of the locality and adds interest to this individual property. There would be no justification to resist the use of such materials in this case.

The two storey side extension is to be finished in render and tiles to match existing. It is a modest addition with a reduced ridge height, set back and narrow in width with a space of 1 metre remaining between the side of the extension and the side boundary. It is considered to comply with the Council's Development Management Standards for such development.

The extensions are considered to be in keeping in scale with the existing building. The first floor rear extension is set in from the boundary with a reduced ridge height to match that of the side extension.

Residential amenity

Although the side extension is visible from properties opposite the site there will be no adverse impact. The main properties to be affected are those either side. The attached dwelling no. 135 has an existing conservatory just set in from the mutual boundary which is 2.3 metres in depth. There are side windows on the existing structure however the main aspect is to the rear. The proposed single storey extension is 4.5 metres in depth. Development Management Standards state that a depth of 3.5 metres could be permitted here if there were no extension adjacent. In this case the conservatory allows for a greater permitted depth here with the new extension 2.2 metres beyond the existing neighbouring conservatory. This is considered acceptable in terms of neighbouring impact. The side elevation is to be

rendered and roof lights are proposed. There will be no significant loss of light or overbearing impact as a result of the ground floor extension.

The first floor rear extension is 3 metres in depth and set in from the boundary with the attached dwelling. Development Management Standards state that first floor extensions within 1 metre of the boundary should be limited to 2 metres in depth. This extension is greater than 1 metre from the boundary at 1.8 metres. It is 3 metres in depth. The roof height in lower than the ridge and it is considered that this relationship is acceptable on balance. There will be no windows in the side elevation of either extension and a conditions is attached to ensure this is the case.

To the other side the flats at St Wilfreds House are taller than the existing property and the rear of the building is currently in line with the rear of the flats. The first floor and single storey extensions are set in from the boundary and it is therefore considered that these will not result in any adverse impact in terms of loss of light, privacy or overbearing impact. It should also be noted that the existing out building to the rear is to be removed. The side extension is to be built adjacent to the side wall of the flats. This is blank apart from a window at high level which appears to be secondary. Due to the height of this existing window it is not considered that there will be any loss of light here and no overlooking will result. The side elevations of the extensions are to be rendered to allow for a light finish facing onto adjacent neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. No additional windows on the east and west elevation of the extensions

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 14th June 2021

Authorised by: Peter Barnett Date: 14 June 2021