Expiry: 5/9

Development Management - Delegated Officer Report

Application Number: AWDM/0891/24 Recommendation – Grant

Site: The Old Lifeboat House, Shopsdam Road, Lancing

Proposal: Rear flat roof dormer with juliet balcony, parapet walls and solar panels on roof and on front roofslope. Removal of rear conservatory and widened rear terrace, installation of bi-fold doors. Raise roof height of existing lower ground floor rear single storey projection and add PV's to new flat roof. Two rear cabrio rooflights and front roof lights. (revised description).

Date of site visit: 14/8

Neighbours checked: Y

Additional neighbour notifications: Y, revised plans

Proposal, Site and Surroundings

This application relates to a detached house on the west side of Shopsdam Road, a private road off Brighton Road opposite Old Salts Farm Road. From the front the house appears a hipped roof bungalow. At the rear it is fully two storeys with the garden level considerably lower than the road.

To the south 3 gable fronted modern detached houses have been built. To the north is a detached gabled ‘bungalow’.

This is not a conservation area and the house is not listed. The rear garden of the site is in flood zones 2 and 3a and is also known to be at intermediate risk of surface water flooding.

Relevant Planning History

AWDM/1263/16 - Demolish existing dwelling house to the west of Shopsdam Road and replace with a terrace of 3 x 5 bed dwellings and associated car parking and 4 x 4 bed dwellings and associated car parking to the east of Shopsdam Road. Withdrawn

AWDM/1264/16 - Construction of 1 x 3 bed dwelling (west of 10 Shopsdam Road). Refused

Consultations

WSP: No objection.

Lancing Parish: No response

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Representations

Owners of ‘The Boat House’, to the north, have no objection.

Relevant Planning Policies

Adur Local Plan 2017 Policies 15,19 and 36
‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’’
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves 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.

Residential amenity

The conservatory to be removed is in effect at rear first floor level and was built onto a terrace enclosed by railings. Its removal will enlarge the useable external terrace space with new bi fold doors out to it. The railings will remain. There is mutual overlooking between the site and the new house to the south, No. 5. No greater overlooking will occur.

Raising the roof height of the rear addition to 3.15cm will not result in any great harm. The extension is set off the boundary with No. 5 by 1.5 metres and No. 5 is deeper with a first floor terrace closest to the boundary.

The roof extension is centred in the rear roofslope with a cabrio rooflight on either side. It is well proportioned and will leave plenty of space around it. It includes a Juliet balcony.

The cabrio rooflights and front rooflights do not in themselves need planning permission. The front rooflights will overlook the road and car parking.

No significant overlooking will occur.

The introduction of PV’s to the front roofslope and roof of the rear dormer extension and single storey rear extension is welcomed. The move to greener forms of energy is encouraged under policy 19 of the local plan.

Visual amenity

No significant visual harm will result from these works.

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Recommendation

APPROVE

Subject to Conditions:-

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

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:	MOK	Date: 4/9/24
Authorised by:	Peter Barnett	Date: 4 September 2024