Development Management – Delegated Officer Report

Application Number: AWDM/0743/22 Recommendation: APPROVE

Site: 12 Kings Road, Lancing, West Sussex

Proposal: Hip to gable roof extensions to front and rear (East and West) elevations, dormers to side (North and South) elevations. Cladding to front. Solar panels to south roofslope and proposed flue. Retrospective permission to retain outbuilding for garage/workshop and art studio.

Date of Site Visit: 7th June 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a detached hipped roof bungalow on the eastern side of Kings Road just north of Lancing Seafront. There are existing dormers in the south roofslope, a single storey rear extension and an outbuilding to the south, adjacent to the side boundary. There is off street parking to the north side of the bungalow. The street has a mixture of dwelling types and use of materials and style of dwellings vary.

Consent was originally sought to add a front and rear gable extension with flat roof dormers to the north and south roof slope. A new flue was proposed, a wind turbine to the ridge and glazing to the rear gable. Solar panels were also proposed. Retrospective consent was also sought for the side out building and the use of cladding to this and the main front gable and dormers in black metal, roof slates to match existing, black windows and fascias and white render to the ground floor.

Officers considered that the large single side dormers were too large. There was also concern with regard to the awkward side projection of the flue and supporting structure and the wind turbine in terms of visual and potential noise impact. Amended plans have been received which show the dormers reduced to two dormers on each side only. The wind turbine has been removed from the plans and the flue is shown to project from the roof. These plans are for consideration here.

Consultations:

Adur and Worthing Council: - Environmental Health - Private Sector Housing: -

Please attach the following informative: - The Private Sector Housing team of Adur & Worthing Councils have identified that some aspects of the development may result in hazards that require action under the Housing Act 2004. Typical hazards can include 'inner' rooms (where the only means of escape in the case of fire is through another risk room i.e. bedroom, living room, kitchen, etc.) or where there are inadequate windows or outlook from habitable rooms.

In this case, the development creates habitable rooms at first floor level which can only be accessed through the high risk kitchen/diner and so they are inner rooms for the purpose of fire safety

Compliance with Building Regulations will not necessarily address the hazards identified and you should contact the Private Sector Housing team to confirm that the layout of the property is acceptable prior to commencing the development in order to avoid the need for any formal intervention or the requirement of retrospective works.

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 proposed changes to the bungalow will be clearly visible within the street scene. The removal of the prominent wind turbine and redesign of the side flue improve the appearance of the building from that originally proposed. The proposed dormers are significantly reduced in scale and do not dominate the roof slope or building. There are other flat roof dormers which can be seen within the street. The solar panels are welcomed and have no visual, detrimental impact. The use of materials will be unique with black metal cladding, black windows and fenestration detailing. However within the context of this street this will add to the variety of styles and improve the

appearance of the existing bungalow producing a contemporary development which will compliment the character of the locality. The side out building is not overly large and within this wide plot is proportionate to the host dwelling, the cladding is also proposed to this ancillary building which will be in keeping and link the buildings together visually.

Residential amenity

The main properties to be affected are those either side of the site and to the rear. To the north and south the side dormers will face the side elevations of the neighbouring properties. To the north the neighbouring dwelling is separated from the site by the existing side parking area and a lane. There is a side gable adjacent with an obscurely glazed window facing south. No overlooking will occur as a result of the side dormers. To the south is another neighbouring side gable with east and west facing dormers. Again there are no windows on this side elevation which will be overlooked in this case. The existing outbuilding is adjacent to the southern boundary. There is an existing garage/outbuilding adjacent to the boundary at the neighbouring property. This extends to a similar position as that existing at no. 12, both with a flat roof. The roof at no. 12 is slightly higher, however this does not have any adverse impact.

To the rear there is a blank side gable, the proposed high level glazed gable will therefore not result in any overlooking in this case. The increased scale of the roof of the bungalow will not result in any overbearing impact or loss of light to adjacent dwellings. As amended the proposed development can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments
2. Private sector housing informative

Case Officer: Hannah Barker Date: 4 July 2022

Authorised by: Peter Barnett Date: 4 July 2022