Development Management - Delegated Officer Report

Application Number: AWDM/1025/18 Recommendation – Approve

Site: 103 North Farm Road, Lancing

Proposal: Raising of the roof ridge to form first floor with new barn ends and roof lights to South and North roof slopes; two storey extension to East elevation, single storey rear extension to North elevation, dormer to rear elevation.

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached hip roofed bungalow on the corner of North Farm Road and Links Road. It sits forward of a pair of semi-detached bungalows to the west and has a larger plot than others in the street with an 8m wide garden to the east.

It is proposed to extend the dwelling on the east side with a 3.3m wide ground floor and roof extension. The roof is to be extended and raised by 0.8m to form barn hips on both sides and provide accommodation within the roofspace. At the rear a 2.9m deep flat roofed extension is proposed plus rear dormer.

Relevant site history

AWDM/1390/17 - Construction of attached 2 bedroom chalet bungalow to east elevation. Demolition of existing rear conservatory and construction of single-storey rear extension and rear dormer to both dwellings. Extension of roof to form part gable at side of No.103 - withdrawn

Consultations

None

Representations

Lancing Parish Council – No objection

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 2018)

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 extension will increase the bulk of the building but it is not considered to be out of keeping with the wider street scene. The bungalow to the east has a gable end, as do others in the area, while the increased ridge height will not have a significant impact. The gap to the eastern boundary will be closed slightly but sufficient space will remain to maintain a sense of space on this corner.

At the rear the proposed extensions will be clearly visible from Links Road but they will not appear out of character. The bungalow to the east has a larger rear dormer.

Residential amenity

The proposal is not considered to have a harmful impact on the amenities of neighbouring dwellings. To the east, No. 101 has does have ground floor windows on the side facing the site and some loss of light and outlook will occur from the increased bulk and the ground floor rear extension which will be 3m high and 2.9m deep. However, the rear extension is within permitted development tolerances and is considered to be acceptable.

No other neighbours are considered to be unduly affected by the proposals due to the separation distances involved.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows to west side

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: Peter Barnett Date: 22 August 2018

Authorised by: Gary Peck Date: 22 August 2018