Development Control – Delegated Officer Report

Application Number: AWDM/1465/14 Recommendation – APPROVE

Site: 40 Ring Road, Lancing

Proposal: Conversion of garage to residential including extension at front of garage

Date of site visit: 10.11.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the northerly side of Ring Road and comprises a detached bungalow property which has accommodation within the roof space. The area is predominantly residential in nature and there are a mixture of property types and styles within the road.

The proposal seeks planning permission for the conversion of the integral garage to a bedroom and utility room and an infill extension to the front of the property which will bring the existing recessed wall of the garage 2.2 metres further forward to the south. A new brick pier would be installed adjacent to the recessed front entrance door and the remainder of the front wall of the extension would be finished in render to match the colour of the existing dwelling.

Consultations:

Lancing Parish Council has raised no objection to this application.

Representations:

One letter of representation has been received from a neighbouring occupier who wishes to neither object nor support the application. He has commented that the works have started without planning permission and that this has caused problems with parking.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house.

Visual amenity

The proposed infill extension would comprise a small addition to the existing dwelling which would involve bringing forward the existing recessed wall of the garage 2.2 metres further forward to the south. A new brick pier would be located to the west of the recessed entrance door which would create a symmetry to the front entrance door to the dwelling which would be flanked by brick piers on both sides. Below the window in the front wall of the infill extension the exterior wall would be rendered and painted in a white colour to match the existing dwelling. It is therefore considered that the proposed extension would remain visually in keeping with the existing dwelling and would not adversely affect the visual amenities of the street scene.

Residential amenity

The proposed infill extension would sit under the existing eaves of the dwelling and would not project forward of the main building line of the property. To the west the neighbouring two storey dwelling is set further forward towards the road and adjacent to the proposed infill extension lies the neighbour's single storey garage which projects further forward to the south than the proposed infill extension. The proposed infill extension would therefore cause no loss of light to the westerly neighbouring property. The front window in the proposed extension would predominantly face the 2 metre high close boarded boundary fence and the blank wall of the westerly neighbour's garage. Some oblique views of the westerly neighbour's front driveway would be possible from the proposed front window yet this is openly visible from the driveway of the application property. It is therefore considered that the proposed infill extension would not cause any loss of privacy to the amenity of the westerly neighbouring occupier(s).

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Location Plan, Proposed Floor Plan & Section, Drawing No. 14/32, Received on 17th October 2014.
   Title: Block Plan, Existing Floor Plan & Existing & Proposed Front Elevations, Drawing No. 14/32/1, Received on 17th October 2014.

Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The external materials and finishes of the extension hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

   Reason: *In the interests of visual amenity and to comply with saved policies of the AH7 of the Adur Local Plan.*

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Rebecca Tier Date: 8th December 2014

Authorised by: Jo Morin Date: 08.12.2014