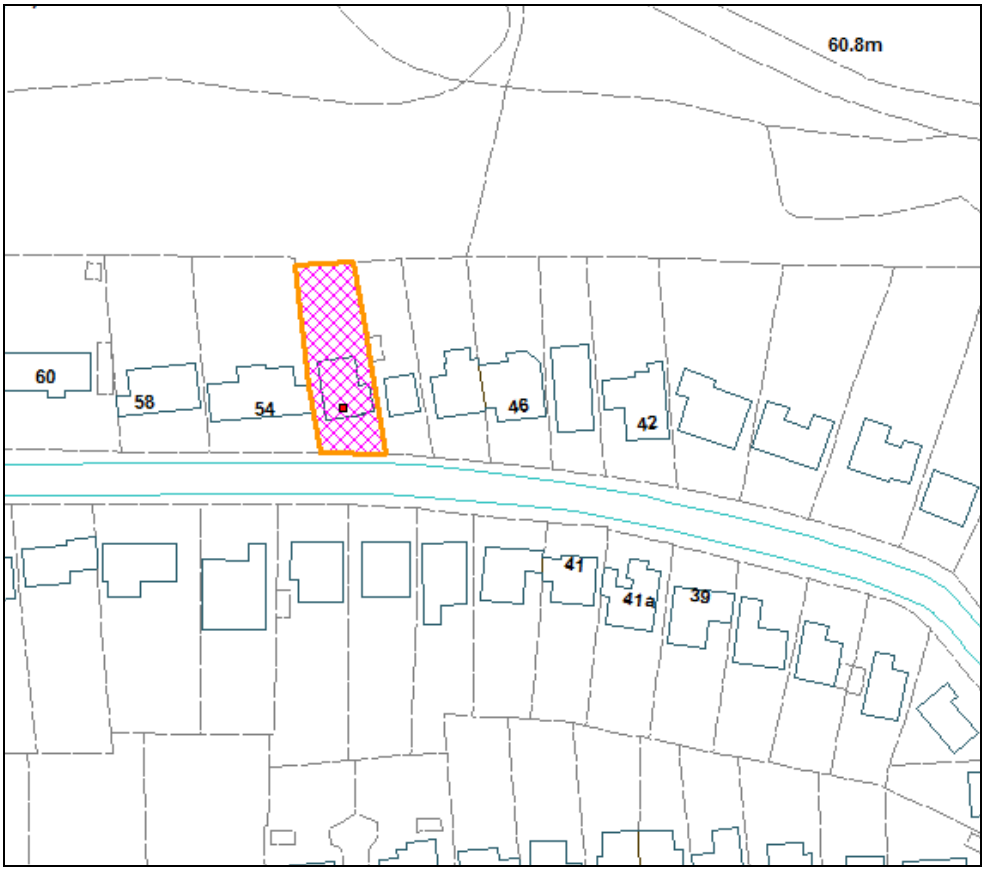
Application Number: AWDM/0259/17 **Recommendation – APPROVE**

Site: **52 Ring Road, Lancing**

Proposal: **Demolition of existing conservatory and construction of single-storey rear and side extension and roof alterations to facilitate 2nd floor accommodation comprising rear dormer with Juliet balcony, hip to gable front roofslope with balcony, hip to gable to side roofslopes, front porch and entrance steps.**

Applicant: Mr Pete Flavell Ward: Manor
Case Officer: Peter Barnett



Not to Scale

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Proposal, Site and Surroundings

The application relates to a two storey detached hip-roofed dwelling on the north side of Ring Road. The building sits in an elevated position above the level of the road. It is proposed to convert and extend the roof to form additional accommodation, involving a rear dormer with Juliet balcony, a hip to gable front roofslope with balcony, and hip to gable extensions to the side roofslopes. The roof alterations will involve an increase in overall height by 0.3m. In addition, an existing conservatory is to be demolished and replaced with a single-storey rear and side extension. A new front porch and entrance steps are also proposed. The existing pebble dash render is to be replaced with white render and blue slates are to replace the existing roof tiles. The existing garage is to be converted into living accommodation.

Ring Road contains a mix of residential dwellings which are generally single or two storeys in height with pitched roofs.

Consultations

Lancing Parish Council: No objections

Representations

6 letters of objection received from the occupiers of 47, 48, 49, 50, 58 Ring Road, 5 Swanbourne Close:

- Inadequate off street car parking provision to serve a 4 bed house – only 1 parking space left after garage is converted
- Third floor with rear balcony will cause overlooking
- Safeguards need to be in place to ensure building works are not undertaken during unsociable hours and HGV movements/parking are adequately controlled
- Overdevelopment
- Overbearing and imposing in appearance
- Out of character - there are no other 3 storey properties on the north side of Ring Road
- Third floor with front balcony will lead to overlooking of front bedrooms of houses opposite
- Imposing and invasive
- Appearance will spoil the ‘village’ character of the area
- Do not wish to have this type of architecture in North Lancing – it is more suited to Shoreham Beach
- People should buy larger properties rather than extend
- Buildings are being bought purely for development and profit rather than for a desire to live in the area.
- Contravenes a restrictive covenant preventing any house higher than 2 floors
- Scaffolding, etc must not block shared access

Relevant Planning Policies and Guidance

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'
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

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 street contains largely traditional housing styles, being two storeys or bungalows, with facing brickwork and tiled roofs. Dwellings predominantly have hipped roofs but some have gables and there are gable features, including on both of the immediately neighbouring dwellings, while further east there is a more contemporary-looking dwelling which was re-modelled from a bungalow into a two storey, white rendered dwelling with large front balcony at first floor level.

The proposed extensions and alterations to the application property are not considered to cause serious harm to the character or appearance of the street scene. It should be noted that the property could construct a hip-to-gable roof extension on the side roofslopes and a rear dormer without requiring planning permission, which would alter the roof shape and form. The existing roof tiles could also be changed without requiring planning permission.

The most contentious element of the proposal is the front gable and balcony at second floor which it is acknowledged would be a unique feature in the street. However, it has

been sensitively designed, with the balcony inset within the proposed gabled roof so that it does not protrude beyond the front wall of the house. The proposed crisp finish of the house, with its white render and slate roof, will give it a contemporary appearance and the addition of the front gable and balcony are considered to complement the remodelling.

Paragraph 60 of the NPPF advises that "*Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness."*

In this case, the design would not strictly conform to the traditional housing style in the street but the original form of the building would still be discernible in the retention of the hipped roof at the front and rear and a hipped roof over the existing 2 storey subsidiary side extension. Overall, it is considered that the scale and form of the extensions and alterations to the building are acceptable.

Residential amenity

The proposed extensions are not considered to cause harm to the residential amenities of neighbouring occupiers. The roof extensions and single storey extensions are considered to be sufficiently distant from the boundaries to not be overbearing or likely to cause a loss of light or outlook. The single storey side/rear extension will infill the space adjacent to the boundary with No.50 to the east. That property is separated from No.52 by a driveway which leads to the garage of No.50. There is a narrow strip of land over which No.52 has access. Agreement will have to be reached with the owners of No.50 with regard to access and scaffolding during construction, but this is a civil matter which is not a planning consideration.

The rear dormer with Juliet balcony may cause some additional overlooking of neighbouring gardens but this would not be any worse than that which would be experienced with any rear dormer extension, the majority of which can be constructed as 'permitted development.' There are no dwellings at the rear which would suffer overlooking of rear windows and it is not considered that the level of harm is sufficient to warrant refusal.

Accessibility and parking

The proposed loss of the garage has given rise to concerns that there will be insufficient space available for off-street parking at the property. The extensions will result in the property increasing from 3 bedrooms to 4 bedrooms and there would be only space for 1 vehicle on the driveway in front of the former garage. While this may lead to additional parking on the road, it is not considered to be at a scale which would be sufficiently significant to cause congestion or serious harm to highway safety. An objection on highway grounds is not therefore considered to be justified.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. External materials as specified