Development Management - Delegated Officer Report

Application Number: AWDM/0644/15 Recommendation – Approve

Site: 5 Ring Road, Lancing

Proposal: Two-storey side extension to west elevation

Date of site visit: 13 May 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a large detached dwelling on the north side of Ring Road. The house sits at an elevated level above the road and has an attached flat roofed garage on its west side. It is proposed to demolish the garage and to construct a two storey side extension measuring 6.8m wide, 8.6m deep and 8.5m high. The depth of the extension will project beyond the 2 storey part at the rear of the original house and will be in line with a flat-roofed single storey extension at the rear. It will have a hipped roof to match the eastern end of the house. The extension has been designed to look like part of the original house and does not include a set back or lower ridge, although at first floor there is a 1.3m set back due to a proposed balcony. The proposed extension will provide annex accommodation for a relative.

Since the application was first submitted, a revised block plan has been received which shows most of the front garden laid over to hardstanding for parking.

Relevant site history

Various extensions approved

Consultations

Lancing Parish Council: No objections

Representations

1 letter of objection received from the occupiers of Ring House, Ring Road:-

- Anyone using the balcony will directly face their kitchen/diner window
- Will set a precedent as there are no other properties on the north side of Ring Road which has a front balcony
- Will the trees in the front garden remain to provide some privacy?
- Will the drive be made wider? Any plans for a disabled parking space? Parking problems exist in Ring Road
- Plans suggest increase in number of people living at the property
- Where will the existing caravan go?

Relevant Planning Policies

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 (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 constitutes a substantial increase resulting in a bulkier and wider building. However, the plot is 22.5m wide and 40m deep and is considered to be large enough to be able to accommodate such an extension without it appearing unduly dominant or cramped. Despite its width, a gap of 2m will be retained to the western boundary. There is a variety of dwelling types in the street with several larger dwellings on the north side of the road. The immediate neighbour to the west, No. 3, is also a large property and the proposed extension to No.5 will not appear particularly out of character.

The extension will not be a subsidiary feature and, as such, does not fully comply with the Council's guidance on residential extensions. The applicant was not willing to accept that the extension had to appear as an extension, arguing that it looks better as integrated design. Moreover, the applicant has stated that if the original house was demolished and a replacement dwelling constructed in its place, the Council would not necessarily insist on there being a subsidiary element. On balance, taking into consideration the arguments above, the size of the plot and the retention of a 2m gap to the boundary, it is not considered that the proposed extension and resulting building would have a harmful visual impact.

The front balcony will be introducing a new feature to this part of the street. However, further east along Ring Road and along the 'upper' section of Ring Road to the north, balconies are visible from the street. The proposed balcony will not project beyond the front of the house and will be recessed to reduce its prominence. While not common in the immediate vicinity of the site, it is not considered that the introduction of a balcony here will have an adverse visual impact.

The plans also include the loss of the front lawn and trees in order to provide a larger area of hardstanding. While regrettable, the trees are not worthy of formal protection and the provision of hardstanding does not require planning permission.

Residential amenity

The extension will be on the west side of the house and will bring the building much closer to the side of No.3. However, that property has no windows at the side and will not be adversely affected. No other properties are considered to be harmed by this proposal given the distances involved.

The extension will be over 25m from the front of those properties to the south, across the road. The proposed balcony and provision of a living room at first floor, will introduce the potential for greater overlooking but, as views will be towards the front of properties opposite which are already visible from the street and from existing first floor windows, and being at a distance of 25m, it is not considered that concerns about loss of privacy are sustainable.

The extension is to be occupied as an annex and will have the potential for generating greater activity. A separate entrance is shown at the side of the extension but there is an internal link between the proposed ground floor bedroom through to the utility and kitchen/diner of the host dwelling. At first floor, a link is also shown from the living room of the annex to one of the bedrooms in the original house. The requirement for the use of the annex to be ancillary to the main house can be controlled by condition.

Accessibility and parking

There is space at the front and side of the property for up to 3 cars and a caravan at present. The proposal includes hardsurfacing much of the front garden to provide parking. While this will result in the loss of 3 small trees and an area of lawn it should be noted that this could be carried out as permitted development. The result of these works is that there will be sufficient parking space available on the site for any additional parking needs arising from this development.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. No windows or other openings in west side wall of the extension other than approved
4. Obscure glazing to side window 1st floor
5. Use ancillary to existing house
6. Sustainable drainage to hardstanding
7. Permission relates to approved plans

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

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: 17 June 2015

Authorised by: Gary Peck Date: 18 June 2015