Development Control – Delegated Officer Report

Application Number: AWDM/0763/16 Recommendation – APPROVE

Site: 10 Browning Road, Lancing, West Sussex. BN15 0PY

Proposal: Variation of Conditions 2 and 3 of AWDM/0135/16 for a rendered and painted finish rather than brickwork to the permitted front extension (whole building to be rendered).

Date of site visit: Previously visited on 03.03.2016 for AWDM/0135/16

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is located on the north side of Browning Road, and relates to detached bungalow, on rising ground at North Lancing. The existing bungalow had a gable front section with wavy timber cladding above the headers of the window and entrance door, and brick facing brick below.

The front of the bungalow has now been changed from the brick to render. The extension under AWDM/0135/16 has now been constructed, and has a render finish, to match the now existing finish of the bungalow.

There is a gap of approx. 1m between the bungalow and the boundary to no.8 and a gap of some 3m to the boundary with the neighbouring property no. 12. A flat roof garage is located to the side rear of the property. There is an existing vehicular access and drive to the site.

Proposal

The application seeks to vary conditions 2 and 3 of the earlier permission AWDM/0135/16 for the extension to be finished in a render and not brickwork.

Condition 2 named the particular plan that was approved by the condition. This plan had a notation on it stating that the extension would have ‘matching brick outer leaf’, also, it had an additional notation next to the elevational drawings which stated ‘brick to match’

Condition 3 required the walls (and roof) of the extension to match those of the existing building.

Consultations: None

Representations:

Lancing Parish Council: Application noted.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
DC Standard No.3 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the streetscene in general.

Visual Amenity

Subsequent to the issue of the decision notice, the Applicant now wishes to render the whole building, including the new extension. Whilst no planning permission is required to change the materials of the original dwelling, planning permission is required for changing the materials of the extension, that is, if it were to be changed before that of the existing dwelling.

It is considered that the use of render on the new extension will be acceptable, and will not adversely effect the visual amenities of the street scene, particularly as some of the other dwellings have a render finish.

The application has thereby been submitted, and it has come to light that the applicant has now rendered the front elevation of the existing dwelling, and has constructed the extension with a rendered finish, fully or partially.

Residential Amenity

It is not considered that the residential amenities of the neighbouring properties will be unacceptably compromised in any manner from the change in the external materials

Recommendation

APPROVE subject to condition

1. Approved plans

Informative

2. Informative – approved without amendment

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

Case Officer: Eve Hearsey Date: 16.06.2016

Authorised by: Jo Morin Date: 17.06.2016