Expiry: 28/2

Development Management – Delegated Officer Report

Application Number: AWDM/0009/24 Recommendation: Approve

Site: 55 Ring Road, Lancing

Proposal: Two storey extension to east elevation including Juliet balcony to existing bedroom on south elevation. Existing terrace to rear garden extended.

Date of Site Visit: 7/2

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a detached two storey house on the south side of Ring Road close to the junction with Mill Road, to the west. This is a 1960's house with a pitched roof garage on its east side which sits slightly forward of the main front building line. The house itself sits down from the road and the rear garden terraces down to lawn. It has a driveway and parking in the front garden behind dense shrubbery and a tree. It also has a wide pitched roof porch.

It is a brick built house under a tiled roof with uPVC windows

The property is not in a conservation area and is not a listed building. The tree nearest the west boundary in the front garden is part of a wider TPO. There is no known flood risk.

Proposal

Planning permission is sought to replace the east side garage with a two storey side extension. The existing garage is on the shared boundary. The proposed extension will sit off this boundary by 1025mm. It has the same ground floor front wall as the garage but is set back at first floor. It extends to the main rear wall of the house. In elevation the extension will have a gabled roof with a ridge line below that of the existing house. Matching materials are proposed.

At ground floor the existing dining area is to be widened and a utility area created to the front. Upstairs an en-suite bedroom is proposed. A Juliet balcony has been removed from the proposed extension. An existing bedroom is to be provided with a Juliet balcony.

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The existing rear patio terrace is to be enlarged into a rockery area. This terrace is off either boundary. The existing steps either side down to lawn remain untouched.

Planning History:

Tree applications and

L/16/92 – Enlarged front porch. Granted.

Consultations:

Tree Officer: No objection.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 28
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations in this case are the effects on the visual and residential amenities of the locality.

Visual amenity

The extension is well designed with a matching eaves line and subordinate ridge. It will sit comfortably off the east boundary avoiding a cramped appearance within the plot.

Residential amenity

No. 53, to the east, is set off their own boundary by approximately 1 metre. It has a glazed kitchen door and secondary living room window in its flank wall with a rear conservatory. Setting the extension off the shared boundary will ensure no significant

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harm to these windows nor to the front kitchen window. In a recent unimplemented approval at No. 53 (AWDM/1398/23) the door and window are to be blocked up.

The Juliet balcony in the extension has been removed. An existing bedroom is to be updated with a Juliet balcony. This Juliet is central to the rear elevation, away from the side boundaries and will offer no significant overlooking increase.

The extended patio area is modest in scale, central to the rear elevation and well removed from either boundary. These boundaries are defined by hedges and trees. It will not be harmful to neighbours.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown
4. No side windows

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: MOK Date: 21/2/24

Authorised by: Peter Barnett Date: 21 February 2024