Expiry Date –17/11

Development Control – Delegated Officer Report

Application Number: AWDM/1412/17 Recommendation – Approve

Site: 45 Kings Road, Lancing

Proposal: **Single storey rear extension and coloured plank cladding to exterior of existing dwelling/**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 1/11

Site and Surroundings

This application relates to a detached dwelling on the west side of Kings Road, off the seafront and opposite Alexandra Road in an established residential area of Lancing. To the south is an Edwardian terrace of brick built houses and to the north is a bungalow. This property is interwar and has a gambrel roof. It has been extended with a flat roofed single storey rear extension which is linked to a previously detached garage. It is a painted rendered building.

It is not in a conservation area and is not listed.

Proposal

Planning permission is sought to partially remove an existing rear extension and to extend the remainder in depth by 1.9 metres and square it off. A new pitched roof is proposed over the entirety of this extended rear addition which will have an eaves height of 2.4 metres and a ridge height of 3.8 metres. The house is to be clad in composite coloured cladding.

Relevant Planning History

None.

Consultations

None received.

Representations

Lancing Parish Council: No objection.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Saved Local Plan policies AG1, AH2, AH5 and AH7 and Appendix 11 including Supplementary Planning Guidance comprising 'Development Control Standard No. 3 Extensions and Alterations to Dwellings'.
Submission Adur Local Plan Policies 1, 2 and 15

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour Impact

The property to the south, No. 43 sits 3.5 metres behind the rear wall of the existing extension on site. The proposed additional extension will take development 5.5 metres beyond the rear wall of 43. No. 43 has a small rear extension. The application site is approximately 1 metre off the common boundary which is defined by a low brick wall.

While exceeding the recommended 3.5m depth as set out in the Council's DC Standard, No. 43 is due south of the proposal and sunlight will not be directly affected. The height of the extension and its position off the boundary should ensure it is not overbearing also. On balance, it is not considered that there will be a serious loss of amenity for the occupiers of No.43.

On the north side the extension is contained behind the line of the garage on site and so other than the roof will not be visible to residents of No. 47. The garage provides sufficient separation to ensure the new roof is not harmful to occupiers at 47.

Visual appearance

The use of composite cladding for this property is acceptable. Some other houses in the street have used it in part and others nearer the beach are fully clad. This property is untypical in the street and different to both neighbouring houses. The use of coloured cladding will not be harmful to the appearance of the streetscene. The final colour is not to be pale blue and the applicant has confirmed it will be a Marley Eternit Cedral Lap product in either grey green or sage green. This detail is conditioned.

Recommendation APPROVE subject to the following conditions:

1. Approved plans
2. 3 years
3. No new windows – south side.
4. Cladding to be Marley Eternit Cedral Lap product in either grey green or sage green

Informative

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.

Is recommendation contrary to any representations? N

Case Officer signed:	MOK	Date: 8/11/17
Authorised and signed by:	Peter Barnett	Date: 8/11/2017