Expiry Date – 6/4

Development Control – Delegated Officer Report

Application Number: AWDM/0216/20 Recommendation – Grant

Site: 19 Boundary Road, Lancing

Proposal: Demolition of existing lean-to and construction of ground floor side extension, roof extensions involving raised gable and widened rear dormer and new pitched roof over existing front addition.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 28/2

Site and Surroundings

This application relates to a semi detached bungalow on the west side of Boundary Road. The property has been extended at roof level with a partial raised gable and front and rear dormer windows. Two rear extensions have also been added.

Many roof alterations have taken place in this street including a raised gable and front and rear dormers at 21 to the north, and No. 20 opposite.

The site is not in a conservation area and is not a listed building.

Proposal

It is proposed to fully raise the side gable and to widen the existing rear dormer too. A flat roofed side entrance porch is to be created. A pitched roof is also proposed over the front addition.

This application has been revised since first submitted and reduced in scale. Previously the main roof was proposed to be gabled over the side extension.

Relevant Planning History

L/113/92 - Side Extension (With Extension Of Front & Rear Dormers) & Pitched Roof On Front Projection. Refused 16.11.92

L/18/92 - Side Extension (With Extension Of Front And Rear Dormers) And Pitched Roof On Front Projection. Refused 30.3.92

L/224/87 - Rooms In Roof (With Dormers At Front And Rear, And Half Hipped Gable Ends)& Single Storey Rear Extension. Granted 25.1.88

L/44/87 - Rooms In Roof And Rear Extension With Pitched Roof (Above Existing Ridge Height) And Dormer In Side Elevation. Refused 8.10.87, Appeal Dismissed.

L/116/86 - Single-Storey Rear Extension And Dormers To Front And Rear. Refused 19.8.86

L/54/80 – Extension to front. Granted 28.4.80

L/53/80 – Extension to rear. Granted 28.4.80

L/422/79 - Kitchen Extension To Front And Bedroom Extension To Rear. Refused 14.1.80

L/318/79 - Extension Of Kitchen At Front And Bedroom Extension To Rear. Refused 29.10.79

Consultations

Lancing Parish Council: No objection.

Representations

No response to revised application notification.

One objection to initial neighbour notification from No. 21 as follows:

- Loss of light to and overbearing impact on kitchen window

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

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.

Character

Many alterations to the main rooflines of these bungalows have occurred in this street. The raised side gable will not be out of keeping nor will the widened rear dormer. The existing front dormer is to be unchanged.

The mock pitched roof side addition reflects a recent change made to the bungalow opposite. It is an acceptable alteration to the appearance of this bungalow and the streetscene.

The property has a flat roofed front extension, unlike its semi detached neighbour. It is proposed to add a modest pitched roof to it. Houses to the north, 21-27 (odd) were built with pitched roof front additions.

As the application property and its neighbour are already unbalanced it is not considered that the introduction of a pitched roof in this case will further harm the appearance. Cohesive design is already compromised.

Neighbour amenity

No. 21, to the north has its only kitchen window and door in the side wall. The raised gable, front pitched roof and widened rear dormer will have an impact on light received to this kitchen window. However, it will not obstruct it entirely and sky light from beyond the rear elevation will continue to be received and a view of the sky in this direction maintained. Similar roof extensions exist at No. 21.

The flat roofed side extension is set off the common boundary with 21 by 1 metre, maintaining rear garden access. It marginally exceeds eaves height. It will not significantly harm the amenity of No.21

No other neighbour will be affected.

Conclusion

This extension will remove a tired side lean to addition and should improve the overall appearance of this property.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *No side windows*

Informative

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.

Is recommendation contrary to any representations? Yes.

Case Officer signed:	MOK	Date: 20.3.2020
Authorised and signed by:	Peter Barnett	Date: 23 March 2020