Development Control – Delegated Officer Report

Application Number: AWDM/1160/16 **Recommendation – APPROVE**

Site: **115 Manor Road, Lancing**

Proposal: **Conversion of existing attached garage to east elevation to provide residential accommodation with increase in height of flat roof.**

Date of site visit: 25.08.2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the southern side of Manor Road and comprises a detached bungalow property which had a single storey garage extension to the southern side. This side of the road is predominantly residential in nature and is characterised by detached and semi-detached bungalows.

The proposal seeks planning permission for conversion of the existing attached garage to the eastern side of the property to provide residential accommodation in conjunction with the existing house. The proposal would also involve raising the roof by 1.1 metres from 2.4 metres to 3.5 metres and creating a dummy mansard roof.

The majority of the conversion works have now been completed with the exception of the insertion of the front and rear windows and the dummy mansard roof. The brick walls of the extension are painted white to match the existing house.

Consultations

Southern Water have requested the imposition of 2 informatives regarding connection to the sewerage systems.

No response has been received from Lancing Parish Council.

Representations

One letter of representation has been received from the occupiers of 117 Manor Road who have advised that the proposed works do not hinder them as they are the opposite side of the road.

Relevant Planning Policies

Adopted 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 (CLG 2012).

Planning Assessment

Principle

The principle of extending this existing dwelling house is acceptable subject to the proposed extension causing no adverse impact on the visual amenities of the area or the occupiers of neighbouring properties.

Visual amenity

As the neighbouring property to the east is located at a lower land level in comparison to the application property the increased height of the side extension has created a considerable difference in height between the converted garage and the adjacent neighbouring garage to the east. As a result the converted garage now appears more prominent from Manor Road due to its higher position in comparison to the easterly neighbouring garage and bungalow.

The converted garage is also set slightly further forward to the north than the easterly neighbouring property and therefore the full extent of the dummy mansard roof is visible from Manor Road. In order to improve the appearance of the extension Officers have requested that the roof be returned round the front corner of the extension to form a tiled skirt. The Applicant has confirmed that they do not wish to pursue this as this would push the gutter line out beyond the site’s boundary as well as being difficult to build without falls being compromised.

Whilst it is considered that the proposed raising of the roof height and introduction of the dummy mansard roof has increased the prominence of the former garage extension it is considered that it’s prominence is lessened by its set back position approximately 15 metres from Manor Road and when viewed in the wider street scene context of the elevated shopping parade located to the north.

The converted garage is less visible from Upper Brighton Road (A27) to the south as it is located at a lower land level than the adjacent A27 and is partly screened by a 2 metre high close boarded fence. From this rear perspective the extension is also viewed in conjunction with a number of conservatory extensions, sheds and other garages to the rear of properties along this side of Manor Road.

Residential amenity

The residential occupier(s) that would be most affected by the proposed garage conversion are located within the neighbouring property, 111 Manor Road to the east of the application property.

As the converted garage would be located adjacent to the easterly neighbour's attached garage the increase in height of the extension would have no adverse impact to the occupiers of the neighbouring property as there are no neighbouring windows to this side. The window within the rear wall of the extension would be located within close proximity and at a higher level than the easterly neighbouring property, yet as the window would not directly face the easterly neighbouring garden it would not cause any direct overlooking or loss of amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 Year Time Limit
3. Matching Materials
4. No Windows – Eastern side

Informative

1. Proactive Statement – No Amendments
2. Southern Water – Informatives

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

Case Officer: Rebecca Tier Date: 19.09.2016

Authorised by: Gary Peck Date: 19 September 2016