Development Management - Delegated Officer Report

Application Number: AWDM/0343/23 Recommendation – APPROVE

Site: 30 The Drive, Lancing, BN15 8PS

Proposal: Rear single storey extension, garage conversion, raised garage roof and new external thermal rendering

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

This application relates to a detached, gabled roof bungalow, situated on the east side of The Drive, Lancing. There is an attached on the north side of the bungalow, which abuts the mutual boundary with no. 32. There is a semi-circle bay window to the front elevation and a pitched roofed porch.

The street appears to be open plan frontages.

The street comprises a mix of bungalow types, i.e. detached, and semi-detached. Although the group of bungalows to the side of the application site and opposite are of similar design.

Around the bend from the application site, situated between the bungalows, and at the cul-de-sac end, are two blocks of terraced two storey dwellings

Proposal:

Permission is sought to:-

- Replace the rear conservatory with a full width rear extension measuring approx. 7m wide x 3m deep x 4.1m high;
- Raising the roof garage by approx. 300mm, and convert the existing garage to living accommodation;
- Removing the garage door and replace with a pedestrian door and w.c. window;
- New rooflights on the existing dwelling plus the extension and the converted garage;
- Render all elevations of the existing and proposed with thermal render

Relevant History: None

Representations: None received

Consultations: WSCC Highways:
The proposed works will result in the loss of an existing garage. However, the site benefits from an existing driveway which can accommodate at least two cars, which is considered suitable for a dwelling of this size and location.

It is unclear if there is any secure cycle parking provision on-site. If the loss of the garage will result in the loss of existing cycle parking provision, the LHA advise the applicant to consider replacement provision in the form of covered and lockable cycle storage.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF (para 111), and that there are no transport grounds to resist the proposal.

Lancing Parish Council: Support the application

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

There is no objection in principle to the proposal which is a residential use within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Visual & Residential Amenity:

The proposed extension will be to the rear of the property, and will replace the existing conservatory. The rear of the property can be partially viewed from around the corner within the cul-de-sac section of The Drive. However, the view is oblique and over a high wall. Further, the conservatory that currently can be seen is not resulting in any loss of residential visual amenity, and its replacement by an extension, of the same height and design as the bungalow, is not considered to result in any materially greater impact than the existing conservatory, and both are the same depth.

The number of rooflights proposed to the existing dwelling and the proposed extension, will also be viewed, but they are not considered to result in overlooking to its neighbouring properties as the cill height of them will be over 1.7m high.

The increase in height of the garage will be approx. 300mm, this increase is not considered to materially affect the amenities of the neighbouring property or the locality in general.

The garage conversion to residential accommodation, is shown to be a study, and it will have a w.c. within the space. There will be a pedestrian door to the front elevation and to the rear elevation, and there will be a new window to the front elevation which will serve the new w.c. There will be an internal connecting door to link the new room to the main dwelling. Although shown as a study, it could easily become a bedroom to compensate for the lost bedroom of the whole internal reorganization.

Other changes will be for the removal of the side pedestrian door on the south elevation, and the provision of tall windows on either side of the extension. The outlook from these side windows will be tantermount to the existing view from the conservatory to the neighbouring properties no.'s 28 and 32.

Finally, the thermal rendering of the bungalow, will be a change to the existing building, which is currently brickwork, but it will not be out of character with the streetscene, given that there are other rendered properties within the street i.e. no. 31 opposite, and many more.

Recommendation APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved following revision

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

Case Officer: Eve Hearsey Date: 10.05.2023

Authorised by: Peter Barnett Date: 10 May 2023