Development Management - Delegated Officer Report

Application Number: AWDM/1035/16 Recommendation – Approve

Site: 84 North Farm Road, Lancing

Proposal: Two-storey side extension to south elevation following demolition of existing garage (amended re-submission of AWDM/1228/15).

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling located in a triangular plot on a prominent bend. It has a detached flat roofed garage on its south side which has an irregular shape due to the angle of the boundary and the narrowing of the plot to the rear.

It is proposed to demolish the garage and to construct a two storey hip roofed extension to the side measuring 4m wide before dropping down to a single storey flat roofed extension with an angular front elevation. As a result of the angled side wall of the extension, the rear of the two storey extension is also flat roofed. It will extend to almost the full depth of the existing house.

A 1m gap to the boundary will be retained to the neighbouring dwelling which is angled away from the site.

Relevant site history

AWDM/1228/15 - Erection of two-storey side extension to south elevation following demolition of existing garage – withdrawn

Consultations

Southern Water: Request informatives

Lancing Parish Council: Not received

Representations

None received

Relevant Planning Policies

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 (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The previous application was withdrawn as it was considered to be too wide with no set back. The current application has reduced the width of the two storey extension by 1.5m and has introduced a slight set back, with lower ridgeline. The result is a much better proportioned extension which does not dominate the host dwelling and which provides better spacing to the boundary.

The extension is to be rendered to match the existing building with timber boarding below the windows. The flat-roofed element on the angled corner is also to be timber clad with a parapet to disguise the flat roof behind. The rear flat roof element will not be obvious in the street scene.

The extension is large but it is considered that it will have an acceptable impact on the character and appearance of the existing dwelling and the wider street scene.

Residential amenity

The extension will close the gap to 2 Monks Close to the southwest. That property has a garage closest to the boundary and a blank side elevation facing the site. The extension will not project beyond the rear of No.2 and there are no side windows proposed. It is considered therefore that the proposal will have an acceptable impact on residential amenity.

No other neighbouring dwellings are considered to be affected by the proposal.

Parking and Access

The garage will be lost but space will remain at the front of the property for the parking of a vehicle clear of the highway.

Flood Risk

The site lies within a flood zone and the applicants have confirmed that the floor levels will be set no lower than existing and the extension will incorporate flood proofing and resilience techniques.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Matching materials
4. Flood proofing and resilience techniques to be provided

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

1. 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.
2. Southern Water
3. Southern Water

Case Officer: Peter Barnett Date: 15 August 2016

Authorised by: Gary Peck Date: 15 August 2016