Development Management - Delegated Officer Report

Application Number: AWDM/0726/21 Recommendation – APPROVE

Site: 179 Brighton Road, Lancing, West Sussex

Proposal: Proposed loft extension including hip to gable roof extension at rear, side dormer to east. Weatherboarding and render to all elevations.

Date of site visit: 24th May 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow on the north side of Brighton Road Lancing. It is in a row of four bungalows which were originally matching is design Extensions and additions have been added however the main difference is the changes to the materials used to clad the bungalows. Render and weather boarding have been used and the application site on the front elevation is clad with stone.

Consent is sought to add a flat roof side dormer to the west side and to extend the roof to the rear with a hip to gable extension. Increased living space will be created on the ground floor with two bedrooms and a bathroom in the loft space. The flat roof dormer will have a bathroom and bedroom window. On the west side three roof lights are proposed serving a bedroom. It is proposed that the door on the east side single storey extension is to be replaced with a window and roof lights are proposed. Render and weather boarding are proposed with details of the weatherboarding to be conditioned to be submitted.

The original application sought consent also for a vehicular access, this has been removed from the proposed plans and is not for consideration here.

Consultations

Adur and Worthing Council: - Environmental Health: - Public Health - Hours of working condition is recommended. Private Sector Housing : -No comment.

Representations

Lancing Parish Council: No objection

Relevant Planning Policies

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

National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 changes to the building will increase the scale of the bungalow and result in a contemporary remodelling of the bungalow with the use of modern materials. Render is a common feature along this section of Brighton Road however there are other examples of cladding and various use of materials. The change here will not be out of keeping and will add to the variation which forms the character of this locality.

The main form of the bungalow will remain when viewed from the street with the hipped roof and front projection. The side dormer will be a visible feature however it will not over dominate and replicates a similar dormer at the adjacent property to the west. The hip to gable extension to the rear will be visible when viewed from the side and rear however not an obvious feature in the street scene and again a matching feature to the neighbouring bungalow. The extensions and alterations combined with the changes to the materials will give rise to a contemporary development enhancing the appearance of the existing bungalow with subservient enlargements in keeping with the street scene and surrounding area.

Residential amenity

The main properties to be affected by the proposed development are those either side of the site. To the south the flatted development is set back from the highway and to the north is a rear shared access road and the grounds of 117 Penhill Road, St Michaels Vicarage which has a heavily screened boundary directly to the rear of the site and oblique views of in excess of 20 metres will be possible.

To the east is no. 179a a matching bungalow. The hip to gable rear extension will increase the bulk of the roof of the bungalow however it will not extend beyond the existing rear wall. Therefore it is not considered that the extension will give rise to any significant overbearing impact or loss of light. The side dormer will have a bedroom and bathroom window these will overlook onto the blank side roof slope at the neighbouring property. Amended plans have been received to show the side bathroom and bedroom window to have obscurely glazed windows to not result in any limitations to development at the adjacent bungalow. A clearly glazed bedroom window has been added to the rear dormer cheek to allow the bedroom to have outlook whilst over coming this issue. This will not result in any overlooking to the north which would warrant a refusal.

On the west side the roof lights are proposed these face onto the existing dormer at the neighbouring property. These will be conditioned to be obscurely glazed to avoid any overlooking to the adjacent windows.

The changes to materials and additional window and roof lights at ground floor will not result in any adverse impact.

It is noted that Environmental Health have requested an hours of working condition. This is a householder application and it is not usual practice to attach such a condition and therefore this is not deemed necessary in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials white render and cladding to be submitted and approved windows and roof tiles to match existing.
4. No additional windows on the east or west roof slope.
5. The roof lights of the western roof slope shall be fitted with obscure glazing and shall be not openable except for above 1.7 metres above finished floor level.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 21st June 2021

Authorised by: Peter Barnett Date: 21 June 2021