Expiry: 5/6

Development Management - Delegated Officer Report

Application Number: AWDM/0477/24 Recommendation – Refuse

Site: 1 Barfield Park, Lancing

Proposal: Proposed rooms in roof consisting of raising ridge height, front and rear dormers, front roof lights, first floor extension over existing kitchen to West elevation

Date of site visit: 24/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached hipped roof bungalow with hipped front projection on the south side of Barfield Park. The property has been extended to the side and rear with a crown roofed extension. It has a side garden adjacent to a stream and a rear garden which abuts the railway. The front garden is large and there is off road tandem parking for 4/5 cars.

This is not a conservation area and nor is it a listed building. There are no protected trees on the site. The site is in flood zones 2 and 3a and is also in a known high risk surface water flood area.

Permission is sought to raise the ridge height by approximately 500mm and to add a first floor rear and side extension over the existing extensions together with a raised side gable and flat roofed front dormer.

Relevant Planning History

AWDM/0338/13 - Rear/side extension (amendment to approval AWDM/0861/12). Granted.

AWDM/0861/12 - Erection of rear/side extension. Granted

Consultations

Network Rail: No objection.

WSP: *'We have reviewed the application as the drainage consultant acting on behalf of the Council and wish to make the following comments.*

The applicant is applying for proposed rooms in roof consisting of raising ridge height, front and rear dormers, front roof lights, first floor extension over existing kitchen to West elevation. We have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application with the following informative attached:

Expiry: 5/6

Informative 1: We have identified the site is located in Flood Zone 3 and adjacent to a high surface water flood risk, therefore the applicant should consider creating an emergency plan to ensure safe access and egress routes can be achieved.'

Lancing Parish Council: No response.

Representations

1 objection from No. 2: Loss of light to solar panels on rear roof.

Relevant Planning Policies

Adur Local Plan 2017 Policies 15 and 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)

Planning Assessment

Principle

The proposal involves 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 the surrounding area. Flood risk on site and beyond must also be considered.

Visual amenity

Lifting the ridge height of this semi detached bungalow together with the raised gable, large front dormer and first floor wrap around side and rear extension would unbalance this pair of bungalows and give this modest dwelling a top heavy appearance which would completely alter its character. Consequently, harm would be caused to its appearance, the appearance of the pair and that of the wider streetscene.

Residential amenity

No. 2 has a single storey extension to the same depth as No.1's. The proposed first floor rear extension would not result in any loss of light to habitable rooms at No. 2. However, it is considered that it would be overbearing for No. 2 when viewed from their rear garden. It is noted that the neighbour at No. 2 objects to the overshadowing of their rear solar panels. This is not considered to be a sustainable reason for refusal.

Flood risk

No standing advice form or method for dealing with surface water has been submitted. However, the Council's drainage consultant does not object to the proposal in terms of surface water drainage.

Expiry: 5/6

Recommendation

REFUSE for the following reason/s

1. The raised ridge height, large front dormer and wrap around first floor extension would unbalance this pair of semi detached bungalows and would give the property an obtrusive top heavy appearance unsympathetic to these modest bungalows and to the wider streetscene. It is therefore contrary to policy 15 of the Adur Local Plan, Supplementary Planning Guidance in Development Management Standard No.2 'Extensions and Alterations to Dwellings and the National Planning Policy Framework (December 2023).

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

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.
2. This property falls into Flood Zones 2 and 3a. If you intend to reapply your application should include a completed Environment Agency Standing Advice form.

Case Officer:	MOK	Date: 12/6/24
Authorised by:	Peter Barnett	Date: 12 June 2024