Expiry Date - 21/07/2010

Development Control – Delegated Officer Report

Application Number: ADC/0181/10 **Recommendation – Permit Application**

Site: **232 Brighton Road Lancing West Sussex BN15 8LH**

Proposal: **Pitch-roofed additional storey (with front dormer and rear balcony)**

The Application

The site is located within the built up area of Lancing on the south side of Brighton Road. A two storey detached dwelling with integral garage and off street parking to the front. The ground level increases to the rear with the dwelling being single storey onto the rear garden and Widewater lagoon beyond. The street scene along this side of the road is varied with two and three storey dwellings, both semi detached and detached. Many dwelling have been altered and extended. Originally there were other dwellings built in matching appearance to the application site some have been extended with an additional storey. No. 228 to the west remains at two storey matching the application site.

Permission is sought to add a third storey to the dwelling which will be incorporated into a sloping pitched roof with low eaves to the front and higher eaves to the rear. A front dormer is proposed with a sloping pitched roof which extends from the ridge. The dormer is 6.6 metres wide, has a maximum depth of 2.2 metres and height of 3.3 metres. The overall height of the building will be increased from 6.2 metres to 9.2 metres. A cantilevered balcony is proposed to the rear with glazed screens.

The proposed extensions will increase the dwelling from a two bedroom dwelling with the main living space at first floor with garage, hall and store to the ground floor to a four bedroom dwelling. The ground floor will remain unchanged with a living/dining room, kitchen, bathroom and bedroom at first floor and master bedroom, two further bedrooms and ensuite at second floor. The balcony will lead from the master bedroom.

Consultations and Representations

Third Parties:- No representations have been received.

Lancing Parish Council: - No objection

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Policy AH7 of the Local Plan which relates specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing affect on the neighbouring dwelling and be sympathetic to the original dwelling.

Residential Amenity

The main properties to be affected are those either side of the site, no. 234 to the east and no. 230 to the west. No. 234 is a semi detached, two storey pitched roof dwelling and the ridge of this building will be slightly lower than the finished ridge height of the application site. There are some side windows which currently face directly onto the side of no. 232 the increased height of the building will not result in any additional loss of light to these windows as outlook and light is currently limited. There will be a proposed new landing window on the east side elevation however this is shown to be obscurely glazed and will be conditioned as such to restrict any loss of privacy to the adjacent dwelling.

To the west no. 230 has been extended similarly to the proposed development with a second storey comprising of additional living space with a front dormer and rear balcony. Permission was granted in July 2002 (L/91/02/TP) and works are reaching completion. There are secondary windows and a door on the side elevation of no. 234 therefore the increase in height of the building will not result in any loss of light or overbearing impact. The proposed rear balcony is similar to that approved at no. 234. The privacy screening proposed in this application will restrict any mutual over looking between properties.

Visual Amenity

The proposed development is similar in design and scale to the development at no. 230 the building heights will match with the same style of front dormer and similar eaves levels. There are variations in the detailing as the original properties were not matching. The proposed alterations and extensions will result in a building which will be in keeping with the street scene and surrounding locality. The proposed development is in keeping in design and scale with the adjacent dwellings.

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Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ai
3. The development hereby permitted shall be carried out in accordance with the following approved plans: -

   Drawing no 2 – Revision C - received 2nd July 2010.

   Reason: - For avoidance of doubt and in the interests of proper planning.
4. The rear balcony shall not be used until the privacy screens shown on the approved plans have been installed, ~~and~~ shall remain at all times unless written approval is given by the LPA. The screens

   Reason: -In the interests of residential amenity and to accord with policy AH7 of the Adur District Local Plan.
5. C18C3 amended – The windows in the east side elevation of the building shall at all times be glazed with obscured glass.....
6. C18Ei - ..formed in the side walls of the building..

Case Officer Hannah Barker Date 7/7/10

[redacted]