Development Management - Delegated Officer Report

Application Number: AWDM/1599/21 Recommendation – APPROVE

Site: 31 Alexandra Road, Lancing, West Sussex

Proposal: Proposed roof extension to form half hip to front with rendered finish

Date of site visit: 21st September 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached chalet bungalow with half hipped roof and front dormer. It matches generally with the attached bungalow in main roof form and design, the application site is rendered at ground floor and the adjacent property is brick. They both have a matching tiled roof. The attached dwelling no. 29 had consent in 2019 for a roof extension to the front to form a half hip, AWDM/0046/19. This resulted in the removal of symmetry between the pair of properties as smaller dormers were previously to the front elevation of both properties. However it was considered that this was acceptable in terms of the street scene and character of the existing dwellings due to the variety of styles and number of front gables in the street.

It is noted that the street comprises of a range of property styles with many dormers and roof extensions visible and use of a variety of materials. Consent was originally sought here for an enlarged front dormer with cedral cladding. It was considered that the combination of the increased scale, use of new materials and relationship with the attached dwelling would result in an inconsistent and overly large and bulky proposal resulting poorly in design and appearance with the attached, enlarged property. Officers advised that a matching front half hip could be supported and the variation on the use of materials could be introduced in a more subtle way with the use of render preferable to cladding. Amended plans are for consideration here with the front hip to match the adjacent development and be finished in light grey render with the ground floor render painted to match in appearance the front roof extension.

Lancing Parish Council: - No comment

Representations

None received

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

As mentioned above the street scene in Alexandra Road, which is a cul-de-sac, is varied with a mixture of houses and bungalows, front dormers and front gables. The front extension, which is proposed to match that at the attached bungalow will therefore not appear out of character. The main issue is the impact of the extension on this pair of dwellings. The proposal will reinstate the symmetry which was lost when the adjacent property extended. The form and design of the front extension will match. The proposed render will differ in appearance from the neighbour however the ground floor of the application site is currently rendered. Therefore there is some variation as existing. This combined with the varied nature of the street will not give rise to any concern. It is not necessary for the properties to be identical and this use of different materials would not warrant a refusal in this case.

Residential amenity

The extension will be adjacent to the matching, neighbouring front extension. There will be no adverse impact upon the occupiers of the adjacent property in this case. The front window will face the street as the existing dormer currently does. There will be no increased overlooking as a result of the proposed development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Front extension to be rendered in light grey with ground floor render to match.

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

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 2nd November 2021

Authorised by: Peter Barnett Date: 2 November 2021