Development Control – Delegated Officer Report

Application Number: AWDM/0229/20 Recommendation – APPROVE

Site: Channel View, 8 West End Way, Lancing, BN15 8RL

Proposal: Proposed front dormer and front porch.

Date of site visit: 15.05.2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal seeks permission to provide a further dormer to the front (east) roofslope together with a porch to the front of the existing entrance door.

- The dormer will measure some 2.8m wide x 2.4m high x 2.8m deep along the roof ridge line
- The porch will measure some 3.7m wide x 4.2m high x 2.3m deep (plus a further approx. 1.2m for the roof overhang at the front).

The application property comprises a detached dwellinghouse positioned at an angle from its neighbouring properties, and has an open access to the front of the site (east) onto West End Road; and to the rear of the site (west). This access road at the rear is also access to other properties, indeed, the southern portion is part of Western Road, and the northern portion is part of Winston Road.

The street comprises a mix of two storey and single storey dwellings, predominantly detached. The neighbouring properties within West End Way sit forward of the application site, with the property to the north being a detached bungalow and the property to the south being a detached two storey dwelling.

The entrance to West End Way is off of Brighton Road at the southern end of the road, and there is a closed off access off of Wiston Road at the northern end. At the time of site visit, there was very limited parking available within the street. Wiston Road to the north is one of the roads leading into the commercial industrial estate, and parking on this road too is difficult.

At the southern entrance to West End Way there is access to a garage compound that appears to relate to the large block of 49no. flats (Francome House), the flats front onto Brighton Road and sides onto Western Road.

The property itself has a dual access onto it, the front from West End Way and the rear from Winston Road. Winston Road sits lower than the property, and therefore from the rear, the property appears to be three storey, but there

are no windows etc. on the ground floor, and the glazed patio doors that are off the ground floor, appear to be 'floating' in mid-air above the block elevational wall below it. To the southern half of the lower ground floor, below and to the side of the patio doors, is an up and over garage door, the garage being accessed off of Winston Road.

The neighbouring property to the south 'Seville' off Winston Road, is on higher land whilst the neighbouring property to the west, no. 1 Winston Road, is on level land with the rear of the site.

The neighbouring property to the north, no.6 West End Way, (a bungalow), is on lower land than the application site, and the neighbouring property to the south east, no.12 (a two storey dwelling), is on level land with the application site.

The surrounding area comprises a mixture of design types of properties and uses, with residential being the main use but there is an industrial estate to the north; Brooklands pleasure park to the west; and the seafront to the south and east.

Relevant Planning History:

AWDM/0227/20 Proposed lower ground and ground floor rear and side extension. **Current**

Consultations: Environmental Health:

There are no adverse environmental health comments for this application.

Representations: 1 Letter of objection 15 West End Way

- Concerned that any extension on this plot will be detrimental to the ability to park their extensive vehicle collection on their site
- Concerned that the extra room will be used for subletting to tenants and entail another car
- Other neighbours have not been consulted
- Parking is a serious problem which is exacerbated by vans from Francome House flats parking in the road because they are not allowed to park outside their flats due to a condition in their tenancy, so it forces them into West End Way

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection in principle to the proposed development for a new dormer and a porch extension.

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 dwelling is a two storey detached property with existing 2no. rear dormers and 1no. front dormer. The materials for the dwelling are pebbledash on the ground floor and tile hanging on the first floor, and pantiles on the roof.

The inclusion of a further dormer to the front will marry with the existing dormer and the provision of the ground floor porch extension, sitting underneath the proposed new dormer, will also 'fix' the box jetty bay that exists on the first floor area at this point. The materials will match the existing which will tie the new extensions into the current dwelling satisfactorily.

Because of the differing designs of dwellings within the street, the changes to Channel View will not result in a material loss of visual amenity within the street.

Comments submitted regarding parking are not a material consideration of this application for a front dormer and a front porch extension.

Residential Amenity

The neighbouring properties that could be affected by the proposal are the contiguous ones, namely no.1 Winston Road, Seville Winston Road, no.12 Tudor House, West End Way, and no. 6 West End Way. As the properties in Winston Road are to the rear, it is unlikely that they will be affected by the front dormer and the front porch. The properties within West End Way could possibly be affected by the proposal. (The properties opposite the application site i.e. no.'s 11, 15, and 17 are more than 30m distant and thereby are not considered to be affected by the proposal).

No. 12 Tudor House is located some 20m from the dormer and porch and thereby will also not be affected by this development, leaving no. 6 West End Way is therefore the property that could be affected by the new porch and dormer.

No. 6 is on lower lying land than no.8 and is a bungalow; however the side of both the porch and the dormer would be the only part of the development to be viewed from that property, and it is not considered that the proposal will materially affect the existing residential amenities of no. 6 due to the circumstance that it is located to the front and because of the distance of the porch and its relationship to no.6 together with the fact that it will be partly obscured from view by the boundary itself.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit
3. Materials
4. No windows in side elevation of porch facing no.6

Informative
1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 17.06.2020

Authorised by: Peter Barnett Date: 19 June 2020