Development Management - Delegated Officer Report

Application Number: AWDM/1141/21 Recommendation – APPROVE

Site: Normandy House, Old Shoreham Road, Lancing

Proposal: First floor side (east) extension with cedar cladding. Render and cladding to existing house.

Date of site visit: 10th August 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a large detached property on the north side of Old Shoreham Road Lancing. There are detached properties either side all of unique design and appearance. There is shared access from Old Shoreham Road onto a larger parking and access drive serving the application site and neighbouring property to the east. The main part of the dwelling is two storey with a pitched roof. To the west is a tiled side, single storey section with a flat roof single storey projection to the side. To the east is a single storey flat roof addition.

Permission was recently granted for a Certificate of Lawfulness for a loft conversion with side and rear dormers and roof lights, AWDM/1217/21.

Consent is sought here to add a first floor to the single storey side extension to the east. Originally a large scale flat roof design was proposed, after officer's advice this was scaled down to the plans which are for determination here. A hipped roof design with lower level roof. Also proposed is a remodelling of the dwelling house with white render and cedar cladding proposed with grey windows. The main central section is to be white render with the new side element to be full clad and the single storey flat roof section to the west clad to match.

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 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 materials will alter the appearance of the building when viewed within the street scene. It is currently brick and tile and uniform in appearance. The changes will enhance the character of the dwelling and will give it a unique appearance. The properties either side vary in style and design and this will therefore continue to be the case with the proposed changes. The permitted works to the roof and the proposed first floor addition will further change the appearance of the building however this will not be to the detriment of the character and appearance of the building or street scene. There will be no visual harm to the locality as a result of the proposed works. The first floor addition as scaled down will appear more subservient to the main dwelling. The hipped roof blends with the main house and limits prominence. The extension is close to the side boundary however there is space remaining which will avoid any terracing affect. The extension will be built up to the side of the existing ground floor extension. The space as existing will therefore remain.

Residential amenity

The changes to materials although visible to properties surrounding the site will not have any adverse impact. The main consideration in terms of residential amenity is the impact of the proposed first floor addition. As stated above this is adjacent to the eastern boundary of the site which has a close relationship with the adjacent two storey detached dwelling. The side garden of the adjacent dwelling projects into the rear of the application site, with a side conservatory at the neighbouring property. This side garden area is screened by high level fencing and this retains privacy to both parties. The proposed extension will be adjacent to the side elevation of the neighbouring property however this section is a blank elevation with no existing windows affected in terms of loss of light. The first floor addition may result in some loss of light to the side garden and conservatory at the neighbouring property due to it being to the south however a gap between the properties will be retained and full westerly aspect benefits the side of the property across the rear garden of the application site. The rear first floor windows have been conditioned to be obscurely glazed and high level opening only to avoid any overlooking to the amenity space to the neighbouring property. There is southerly outlook to both the proposed bedrooms remaining.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials white render, grey aluminium window frames and cedar cladding as shown on approved drawings and application forms.
4. No windows or openings on the east side elevation.
5. The first floor rear (north) facing windows on the extension hereby permitted shall be fitted with obscure glazing and be top opening only.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 31st August 2021

Authorised by: Gary Peck Date: 31 August 2021