Development Management – Delegated Officer Report

Application Number: AWDM/0819/23 **Recommendation: Approve**

Site: **5 Ring Road, Lancing**

Proposal: **First floor hipped roof rear extension over existing single storey extension. Application to Vary Condition 1 (approved plans) of previously approved AWDM/0819/23. Amendment: Revised lower roof profile.**

Date of Site Visit: 26th June 2023

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

The application relates to a detached two story house on the north side of Ring Road. It has a flat roofed ground floor side and rear extension. Permission was granted earlier in the year to construct a first floor extension across the rear of the house with a hipped roof (AWDM/0819/23).

It is now proposed to lower the roof profile with a false pitch around a flat roof.

Planning History:

AWDM/0819/23 - First floor hipped roof rear extension over existing single storey extension - approved

AWDM/0644/15 - Two-storey side extension to west elevation - approved but not implemented

Consultations:

Lancing Parish Council: No comments received

Representations

None

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

The new roof is lower than approved and, being at the rear, it will not have an impact on the street scene.

Residential amenity

The house is well separated from its neighbours and those to either side will not be adversely affected. At the rear the houses are on higher ground at a distance of approximately 50m. While additional windows are proposed in the rear elevation, at the distance involved there will be no harmful overlooking or loss of privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 6 December 2023

Authorised by: Gary Peck Date: 6 December 2023