Development Management - Delegated Officer Report

Application Number: AWDM/0904/18 Recommendation – Approve

Site: Cliff Corner, Old Salts Farm Road, Lancing

Proposal: Single storey rear extension, extend front dormer and balcony, new front porch, extension of roof over new bay window to front; new cladding to east gable at first floor and to dormers. Raise the roof of the double garage and convert to home office with new roof lantern and side entrance door

Date of site visit: 17 July 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow on the corner of Old Salts Farm Road and Brighton Road. It sits at an elevated level above the road and was recently extended by way of raising the roof ridge and front and rear dormers (AWDM/1871/15).

This application seeks permission for a number of further alterations and extensions, which are:

- single storey rear extension to measure (as amended) 2m deep and 3m high (plus raised central rooflight) across the full width of the existing rear extension
- extension of front dormer with balcony to 2.97m wide (reduced from 3.96m as originally proposed)
- new front porch
- extension of roof over new bay window to front
- new cladding to east gable at first floor and to dormers consisting of Vertical Accoya brown timber cladding
- raise the roof of the double garage to 3.3m (from 2.8m) and convert to home office with new roof lantern and side entrance door

Relevant site history

As above

Consultations

West Sussex County Council: The **Highways** Officer has no objection.

Access and parking
The garage building does not meet the required dimensions in terms of depth for a garage by WSCC Standards which outline 3m x 6m would be sufficient.

The garage depth does also not meet WSCC requirements for a single standard parking space which would be 2.4 x 4.8m, the depth is circa 4.6m. It is therefore considered that this provision may not be used currently for parking and as such would not be considered as an existing parking space.

Parking appears to currently take place within a parking bay fronting the property and accessed via Old Salts Farm Road, this access has been implemented for some time and appears to be functioning with no known highways safety concerns.
Vehicles must not bump the kerb and drive over/park on the verge to obtain access to the driveway.

The WSCC parking demand calculator outlines that a total of 2 parking spaces will be required to serve the dwelling as proposed. Currently space appears achievable for two parking spaces within the associated parking bay fronting the property.
The proposal will generate additional habitable space within the dwelling, however this is not considered to materially change the number of trips generated by this proposal.

Capacity
The office space created by the conversion of the garage is to be used as part of the dwelling as a whole, for the enjoyment and purpose of living space associated with the host dwelling and may not be used as a separate habitable space. The LHA advises that this is conditioned alongside any permission of this proposal.

Sustainability
Alternative sustainable methods of transportation are available nearby in the form of bus services which run along the A259 within walking distance of the proposal site. This operates regular routes to Littlehampton, Goring by Sea, Worthing and Brighton. Rail services operate from Lancing Railway station, a 4 minute cycle from the address.

Representations
The proposed works do not occur within or overhang the publicly maintained highway. Visibility for users of the Old Salts Farm Road access is retained and is acceptable for the speed of the highway, obtainable within the highway boundary. The LHA note representations regarding the height of the garage and concerns that this may obstruct visibility along Brighton Road. A driver's eye line whilst in a car measures 1.5m from ground level, the LHA does not consider that drivers' vision would be obstructed by the proposed additional roof height.

Conclusion
The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 109), and that there are no transport grounds to resist the proposal. Should the LPA be minded to approve this proposal, the following should be sealed via condition.

Condition
Habitable space

The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwelling house and shall not be used as a separate dwelling.

Lancing Parish Council: Original Plans - Object on the following grounds:-
i) the overall proposal is overdevelopment of the property; and
ii) the rear extension is overbearing in nature leading to further loss of privacy for neighbouring properties.

Amended Plans – No objection

Representations

Original Plans – letter of objection received from the occupier of 1 Old Salts Farm Road:

- Proposal will further increase recently extended bungalow
- Increased size of rear dormer will overlook
- Intrusive and causes loss of privacy – should be obscure glazed
- Further prolonged disturbance from builders will be intolerable
- Applicants seldom occupy the dwelling
- Impact of garage conversion and increase in height on visibility for drivers exiting Old Salts Farm Road

Amended Plans – no representations 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 2018)

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 application has been amended from its original submission to be more acceptable in visual and residential amenity terms. It is considered that the reduced width of the front dormer, the removal of the proposed rear dormer extension and the reduction in the size of the rear extension all help to ensure that the property is not overdeveloped and that the scale of extensions remains sympathetic to the existing dwelling. The new brown cladding to replace the existing grey is considered to be acceptable.

Residential amenity

Following the objection from the occupier of the dwelling to the rear (north east) of the site, the application has been amended to remove the proposed rear dormer extension and to reduce the size of the rear extension. It is considered that such changes will ensure that there will be no adverse impact on the amenities of neighbouring occupiers.

There is an issue, however, with what has been constructed as part of the previous approval (AWDM/1871/15). Condition 3 of that permission requires the glazing in the roof lights in the rear roof slope to be of obscured glass and Condition 4 requires the rear dormer window to be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed). As constructed, the dormer is fully openable and a condition is therefore proposed to ensure that it is replaced to comply with the previous condition.

A condition is also proposed to control the hours of working in the interests of avoiding potential disturbance late into the evenings.

Parking and Access

The Highway Authority has no objection to the proposed works to convert and raise the garage building as they do not consider it will obstruct visibility or cause parking or highway safety problems.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Hours of working
5. Within 3 months of date of permission the glazing in the existing rooflights in the rear roof slope shall be obscure glazed
6. Within 3 months of date of permission the glazing in the existing dormer in the rear roof slope shall be obscure glazed and non opening below 1.7m
7. The office accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwelling house

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning

permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 5 September 2018

Authorised by: Gary Peck Date: 5 September 2018