Development Management - Delegated Officer Report

Application Number: AWDM/0777/22 Recommendation – APPROVE

Site: 95 Manor Road, Lancing, BN25 0HG

Proposal: Proposed front porch

Date of site visit: 16.06.22 - Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is located on the south side of Manor Road and is a detached chalet bungalow circa 1960's, with existing front and rear dormers. Many of the neighbouring properties appear to be 1950's and earlier, particularly closer to the Church and there is a cluster of listed buildings in that area.

No. 95 is quite a modern building in comparison to the older part of the village. The front amenity area is hardsurfaced for the parking of cars, and there is a low boundary wall on the sides and the front. Some landscaping exists at the boundary areas. The property also has an integral garage.

The rear garden is quite small, but it is wider at the rear than the front, and backs onto the rear gardens of properties within Nursery Close.

The village where this property is located is within the North Lancing Conservation Area, and comprises a mix of designs and sizes of dwellings, and many of the dwellings have dormers, some flat roofed, others pitched roof and there is an eyebrow one too. There are also additions to the front of the dwellings by way of front porches.

The site is within the North Lancing Conservation Area

Proposal:

This application seeks planning permission to provide a pitched roof porch to the existing front elevation, which will measure approx. 1.5m deep x 2.8m wide x 3.3m high.

The application has been amended to remove a rear dormer extension from the proposal and to reduce the size of the porch.

Consultations: Adur District Conservation Advisory Group (ADCAG)

Approve

Representations: Letter of objection 97 Manor Road to original plans

- The existing rear dormer was approved after it had been amended in size;
- Also the window should have been obscure glazed but wasn't and now overlooks our property;
- The block plan does not show our conservatory which is close to no. 95
- The extended dormer will impact on our right to enjoy privacy

Lancing Parish Council: No comment

Relevant History:
AWDM/0630/15 Dormer extension to the rear **Approved 22.06.2015**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 17
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The application has been amended to remove the provision of a rear dormer, and in its stead will install 2no. rooflights to the rear elevation, these rooflights do not require planning permission.

The application now only relates to the provision of a front porch. The front porch, would be positioned between, and indented from, the existing ground floor window and the garage door, and the height would be below the front box dormer. Its design, as amended, is considered to be an acceptable addition to the front elevation which will not detract from the character and appearance of the locality or the conservation area in general.

Indeed, many of the dwellings within the street scene comprise front porches, both old and new dwellings. No.'s 46, and 52 have pitched roof porches; no. 60 has a mono pitch roof porch; and others have flat roofed porches.

It is not considered that the addition of the porch on the front door will compromise the front parking area.

The porch will be of a reasonable distance from each of its side neighbours so as not to result in any loss of existing residential amenities to those properties.

Further, the provision of the front porch will not detract from the character or appearance of the conservation area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Material

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 06.09.2022

Authorised by: Peter Barnett Date: 6 September 2022