Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1376/12

Site: **265 Brighton Road, Lancing. West Sussex, BN15 8JP**

Proposal: **First floor front and rear extensions**

Date of site visit: 22 November 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached dwelling on the north side of Brighton Road. It has a catslide roof over the garage with a pitched roof dormer at the front. At the rear the building form is traditional two storey with a single storey lean-to. The application is proposing to replace the dormer with a hipped roof extension at first floor which will be set back behind the main front wall of the house and below the main ridge. At the rear, a first floor extension is proposed over the single-storey lean-to to form a two storey hipped roof extension, projecting 1.5m at the rear.

The dwelling sits within a varied street scene and has bungalows to either side.

Relevant site history

L/31/97 - Demolition Of Existing Dwelling And Erection Of Three-Bedroom House With Integral Garage - Approved

Consultations

Lancing Parish Council: No objection

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 extensions have a subsidiary appearance and will not dominate the original dwelling or street scene.

Residential amenity

The extensions will add some bulk at first floor on the west side. The adjoining property (263) is a bungalow with a single storey extension at the side which runs the full depth of the property, and which projects beyond the rear wall of No.265 by approximately 2m. The proposed first floor rear extension will sit above the existing ground floor extension which is only 1.5m deep. There are no windows on the side or roofslope of No. 263 which would be affected by this proposal. To the east, No. 267 is sufficiently distant to not suffer any light loss or other adverse impact from this minor extension.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in side walls of the extension
4. Permission relates to approved plans

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.

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

Case Officer: Peter Barnett Date: 12 December 2012

Authorised by: Gary Peck Date: 19 December 2012