Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1455/12

Site: **10 Ring Road, Lancing**

Proposal: **New pitched roofs to replace existing flat roofs and first floor front extension**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for new pitched roofs and a first floor front extension to measure (at max) 4.2 metres in height, 8.8 metres in length, and 5.7 metres in width.

The application property is a detached two-storey dwellinghouse of individual style and design, with cat-slide roof and front dormer. A flat roof dormer is on the rear.

The site is situated in a residential street in an outer suburb of Lancing. The street exhibits a range of building designs and style.

Relevant Planning History
None

Consultations
Lancing Parish Council: *No objections*

Representations
Support from occupier of 11 Ring Road, summarised:
Will not affect my amenity, and looks to be an eminently sensible improvement

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): BE1, CC1, CC6
Adur Local Plan: AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

The development would add bulk to the existing building and further diminish what original form and shape the building once possessed.

However there is a striking variety of roof forms and shapes in the immediate street, so there is no prevailing character to the pattern of development in it. The space between the altered flank of the building and the closest boundary is some 1.5 metres. This complies with the Council's adopted guidance. It means the development would not have a cramped appearance in its plot and it would be improved visually from the street by virtue of the removal of the flat roof.

Residential amenity

It is the immediate neighbour to the west who is principally affected by this development (it is physically removed from the remainder).

This neighbouring building has a first floor window facing the application site. However it is of obscured glass with an already curtailed outlook, and the bulk of the proposed development would be above eaves height.

Therefore, the development would not impinge further on light entering this window and/or outlook from it, so resultant overshadowing and overbearing would not be adverse.

The absence of windows/openings in the flank means overlooking from the development would be oblique onto the neighbour, with intrusive views avoided.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 and the South East Plan policies BE1, CC1, CC6

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Notwithstanding "pd" no windows/openings in flank

Informative

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 any representations? N

Case Officer signed: Matthew Porter Date: 21-01-2013

Authorised and signed by: Peter Barnett Date: 24 January 2013