Development Management - Delegated Officer Report

Application Number: AWDM/0112/22 Recommendation – APPROVE

Site: 14 Old Salts Farm Road, Lancing, West Sussex

Proposal: Proposed single storey and first floor extensions to rear (existing conservatory removed). Loft conversion with South East facing cabrio roof lights and front porch

Date of site visit: 21st March 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached dwelling house with hipped roof to the front and rear gable. It is within a street of various style properties. Buildings vary in scale, form and design with some purpose built flats also within the locality. The street is characterised by properties set back from the street on the east side with property frontages addressing the highway. To the west, due to a change in levels, the buildings are set at higher ground level and there is a pattern of development with properties set back with steps to frontages and garages and outbuildings at street level.

Consent is sought for the removal of the existing rear conservatory and erection of a single storey extension the full width of the house, 3 metres in depth. Also proposed is a first floor addition adjacent to the existing rear gable to infill a section replacing a lean to roof. There is provision for open plan living at ground floor and the addition of a study at first floor. The existing flat roof front porch is also to be removed and replaced with a pitched roof porch of a slightly smaller width. A loft conversion is also proposed with proposed cabrio rooflights to the front, side roof lights and a rear full height window with safety rail.

Lancing Parish Council: - No comment

Representations

None 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 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 property is set back from the highway on elevated ground level, there is vegetation currently screening a large proportion of the building from the street scene. However consideration should be given to the impact should this vegetation be cleared and the property is visible. Within the street scene the porch is well screened and the cabrio roof lights would not be visible. However if the trees were to be cleared the roof lights would be visible, it is however considered that this feature would not be harmful in terms of visual amenity. When shut the windows appear as roof lights, when open they represent a small balcony. As stated previously the properties on this street vary in style and appearance and there are other examples of front balconies, various use of materials and finishes. This feature to the front of the building would therefore not be harmful to the street scene.

The extensions to the rear will not be visible within the street scene. They are subservient to the main building and the two storey addition projects no further to the rear than the existing rear first floor gable. Materials to be used will match existing.

Residential amenity

To the north of the site is a purpose built two storey building containing flats, Swan Lodge. The two storey extension will be adjacent to this boundary. The building, as existing projects further to the rear than the neighbouring building however there is spacing between the buildings and no side windows are proposed to the proposed extension and no existing side windows at the neighbouring property will be detrimentally impacted. This relationship is considered acceptable.

To the south is a detached dwellinghouse. The application property is set deeper into the site than that adjacent however it is only the 3 metres single storey extension which will extend beyond existing and this, albeit larger in width, does replace the existing conservatory. Again there is spacing between the properties and they have westerly aspect to the rear therefore there would be no significant impact with regards to loss of light, privacy or overbearing impact.

The proposed rear obscurely glazed window will not result in any loss of amenity. It will serve the bathroom in the roofspace.

The cabrio rooflight will open up to a balcony on the front roof slope, this faces properties on the opposite side of the highway. There are flats with front balconies opposite. There will be a distance in excess of 22 metres between the proposed balcony and the existing properties. This combined with the balconies being to the front of the property and not private spaces will give rise to an acceptable impact in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match
4. No openings on the north or south side of the extensions hereby permitted.

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: Hannah Barker Date: 22nd March 2022

Authorised by: Peter Barnett Date: 22 March 2022