Development Management – Delegated Officer Report

Application Number: AWDM/0819/23 **Recommendation: Approve**

Site: **5 Ring Road, Lancing**

Proposal: **First floor hipped roof rear extension over existing single storey extension**

Date of Site Visit: 26th June 2023

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

The application relates to a detached two story house on the north side of Ring Road. It has a flat roofed ground floor side and rear extension. The proposal is to construct a first floor extension across the rear of the house with, as amended, a hipped roof. It will be 3.3m deep.

Planning History:

AWDM/0644/15 - Two-storey side extension to west elevation - approved but not implemented

Consultations:

Lancing Parish Council: Support the application

Representations

Objection received to the original plans from the occupier of 53 Ring Road:

- Two new windows will be added on the first floor of the north elevation which will overlook into our rear garden and will also provide a view into our interior living space - specifically our conservatory and upstairs bedrooms.
- Our concern would be alleviated if only a single central window of the same size was installed (as is currently the case) and sky-lights used if further natural light is required in the new space.
- In addition, we also feel that this is an over-development of the property as it involves extending what appears to be a previous extension added to the

property. Moreover, the decision to make the extension flat-roofed will not fit the aesthetic of the surrounding houses.

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

As amended, the extension will assimilate with the existing house. Its hipped roof design matches that of the existing house and is set below the ridge so as to appear subservient. Being at the rear it will not have an impact on the street scene.

Residential amenity

The house is well separated from its neighbours and those to either side will not be adversely affected. At the rear the houses are on higher ground at a distance of approximately 50m. While additional windows are proposed in the rear elevation, at the distance involved there will be no harmful overlooking or loss of privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows

Is recommendation contrary to letter(s) of representation Y

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: 3 August 2023

Authorised by: Jo Morin Date: 03.08.2023