Development Control – Delegated Officer Report

Application Number: AWDM/1101/19 Recommendation – APPROVE

Site: Coastal Haven, East Street, Lancing, BN15 6BB

Proposal: Demolition of existing garage and construction of two storey side extension with catslide roof to east elevation including new garage. Roof lights to north and south elevations. (Re-submission of AWDM/0589/19)

Date of site visit: 01.08.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

'Coastal Haven' lies on the north side of East Street opposite 'East Lodge' a large block of 3 storey flats. To the south of 'East Lodge' lies the beach. The area is residential in character comprising a mix of dwelling types and sizes, from 1 to 3 storey properties. The road adjoining East Street to the west of the site is a shopping area within South Street.

The application site is a 2 storey detached dwelling with a later constructed garage that sits against the existing boundary wall to the neighbouring bungalow 'Mildmay' to the east. 'Mildmay' has roof lights and a flat roof garage which is sited approx. 1m from the boundary wall with 'Coastal Haven'; and to the west is an end of terrace 3 storey dwelling 'Seaview Cottage', which has a mono valley pitch 3 storey rear extension.

Proposal

The proposal seeks permission to remove and replace the existing garage; and to construct a first floor directly above a replacement garage, in order to provide a bedroom with en-suite and dressing room. The new first floor will be under a new catslide roof. The extension at its maximum will be 2.9m wide x 8.2m long; and approx. 5.4m high next to the dwelling and 3.7m high next to the boundary.

Rooflights will be positioned within the new mono-pitch roof of the extension together with windows to the front and rear elevations. There will also be a high level window in the side of the ground floor part of the extension providing light into the study/bedroom at the rear of the new garage

(NB:Other rooflights will be put in place within the existing roof to the south and north roofslopes which do not require planning permission).

Planning History:

AWDM/0589/19 - Proposed first floor side extension with balcony over with roof access on east roof slope and roof lights to south and north elevations - refused

Consultations: None

Representations: Lancing Parish Council : No objection

Relevant Planning Policies

Adur Local Plan: Policy 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the streetscene in general.

Visual Amenity

This current application follows an earlier refused application for a first floor extension. The eaves on that extension were in line with the existing dwelling, plus it included a balcony over the flat roof area of the first floor extension.

The existing garage is up to the boundary with 'Mildmay' and the proposal shows the new build to be very close to the boundary also. However, a notation on the plans state that 'no part of the extension to be beyond or on the boundary line.'

The eaves on this current application are approx. 2.6m high and are close to the bottom of the first floor windows on the front elevation. It has a catslide roof, with the roof pitch being very similar to that of the main roof.

The proposal is visually an improved design over the earlier refused application, and by having a catslide roof, it does not overly impose onto the visual or residential amenities of the neighbouring property, 'Mildmay', and it is far enough away from no. 73 Cecil Road at the rear so as not to result in any material overshadowing or overbearing to that property either.

Residential Amenity

The neighbouring residential properties that could be affected by the proposal are 'Mildmay' to the east and no. 73 Cecil Road to the north.

There is a rooflight within the new catslide roof facing 'Mildmay' and also a high level window is shown within the ground floor east elevation. However the cill height of the first floor rooflight above the proposed dressing room is some 1.8m above the floor level and the cill height to the high level window of the study/bedroom is approx. 2m , which will be over the required 1.8m that

will prevent overlooking of neighbouring properties. Further the high level window is shown to be obscure glazed.

No. 73 Cecil Road is some 11m distant from the rear elevation of the application site, and the new window in the first floor of the proposal is serving a bathroom, and will be obscure glazed. This distance is considered acceptable so as not to result in unacceptable overlooking.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Materials to match

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 9 September 2019

Authorised by: Peter Barnett Date: 9 September 2019