Development Management - Delegated Officer Report

Application Number: AWDM/1840/20 Recommendation – Approve

Site: 56 Brighton Road, Lancing

Proposal: Two storey and single storey extension to rear and loft conversion including rear dormer and front roof lights.

Date of site visit: 9 December 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached dwelling fronting Brighton Road. It has a two storey gable projection at the rear on its east side and a conservatory extension within the recess, similar to its attached neighbour (No.54). Both properties also have a first floor verandah within the recessed area.

The application seeks to extend the rear two storey projection by 3m, to replace the conservatory with a single storey extension, 4m deep and to construct a pitched roof dormer in the rear roofslope, with French doors and a Juliet balcony.

Relevant Planning History

AWDM/1574/20 - Application for a Lawful Development Certificate for proposed single storey rear extension, single storey rear/side extension and proposed loft conversion with rear dormer and front roof lights – pending consideration

Consultations

Lancing Parish Council: No objection

Representations

1 letter of objection received from the occupiers of 54 Brighton Road:

- Concerned at structural integrity of the building
- Concerned at limited parking area at front resulting in problems during construction with builders' vehicles, skips, etc, blocking pavements, risk to pedestrian and highway safety
- Noise during construction
- Would like control over working hours and where contractors park their vehicles

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading 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 are at the rear but will be visible in views from the seafront footpath. The two storey extension to the existing gable will be similar to an extension already carried out at the other half of this semi-detached pair, No.54, and will add some balance to the appearance of the pair. The single storey extension is a modest addition while the rear dormer is also well proportioned and will not dominate the roofslope.

Residential amenity

The two storey extension will be at the east end of the rear of the building and will not adversely affect light or outlook for No.54, to the west. To the east, No.58 is a bungalow with a flat roofed rear extension which currently projects beyond the rear of No.56. The proposed extension will align with the end of the extension at No.58 and will not cause any loss of light or outlook.

The single storey extension at 4m deep is larger than would normally be allowed (3.5m as specified in the Council's DM Standard No.2). However, No. 54 has its own ground floor rear extension and the projection beyond that will be only around 0.5m and will not therefore result in harm. The rear dormer will have views to the rear but will not be harmfully intrusive.

The neighbours' concerns about structural integrity are noted but this is not a planning consideration and would be a matter dealt with under the Building Regulations/Party Wall Act. Concerns about working hours and contractors' parking can be controlled by conditions however.

Flood Risk

The rear garden is within a flood risk area but the building itself is not. A FRA submitted with the application states that the extensions will nevertheless be constructed to incorporate flood resilient measures.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows
5. Hours of construction
6. Parking of contractors vehicles/storage of materials to be agreed

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

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: Peter Barnett Date: 18 December 2020

Authorised by: Gary Peck Date: 18 December 2020