Expiry: 29/3

Development Management - Delegated Officer Report

Application Number: AWDM/0147/24 Recommendation – Grant

Site: 180 Brighton Road, Lancing

Proposal: Ground floor single storey rear extension. Demolition of existing first floor side extension and replacement with a new single storey extension to access the ground floor. Hip to gable roof extensions and new rear dormer with enlarged terrace.

Date of site visit: 8/3

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached property on the south side of Brighton Road. The house backs onto Widewater which is a saline lagoon, a secondary sea defence embankment and designated Site of Nature Conservation Importance, very popular with bird watchers.

The property has been extended on the west side with a two storey extension. It includes a ground floor flat with side and front aspects only. This flat has an east side outdoor area with no access to the rear garden. On the west side is a narrow passage and steps up to the back garden level. From the front the property appears two storeys with a fully hipped roof and front rooflight. From the rear the property appears single storey with a dormer and terrace extending from it and rear terraces down to the water's edge.

No. 182 to the east is a detached rendered and painted two storey house with roof extensions and an east side two storey extension. On the west side is a similar house to the site, though unextended with a detached garage on the shared boundary and side garden beyond.

This area is predominately inter war suburban housing but has seen significant amounts of more modern and intensive infill on the south side of 3 storeys.

The site and coastal strip sit in Environment Agency flood zone 3. There are parking bays outside the house and a bus stop is very close by. The A259 is a busy and wide coastal road.

The site is not in a conservation area and is not a listed building. There are no protected trees on the site.

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Relevant Planning History

AWDM/1287/15 - Retention of shed attached to east elevation (retrospective). Granted

L/90/02/TP - Two-storey side extension (Including garage); single-storey rear extension with balcony on roof; & rear dormer. Granted

L/145/99/TP – First floor rear extension. Refused.

Consultations

Environment Agency: No objection.

WSP - Council's Drainage Consultants: *No objection. The applicant should consider the use of SuDS, where practically possible, within their drainage strategy to provide run off betterment.*

Lancing Parish: No response

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 13, 15, 31, 34, 35 and 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)

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

From the street the main change will be at roof level with both gables hipped and two additional front rooflights. There are many examples of hip to gable extensions in the street and next door at No. 182 barn ended gable extensions have been added. Sufficient separation between detached properties exists to prevent harm to the streetscene.

A recessed east side single storey extension replaces the timber structure in this position. The replacement is only slightly deeper than the existing side

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addition with a steeply sloping roof down towards the water. It is proposed in white render and it is also proposed to render and paint the entirety of the original property. This together with the replacement grey concrete tiles will reflect materials used at No. 182. These materials are an appropriate alternative in this mixed streetscene.

At the rear the widened rear dormer in the extended roofspace is acceptable as many properties have extended into the roofspace and have the appearance of fully two or three storeys from the south side. A widened terrace at this level is also proposed but not the full dormer width. Currently it is enclosed at either end by 1200mm high screens.

Residential amenity

At the rear the 'first floor' appears as ground floor and opens onto decking which steps down in four levels to the water's edge. An existing ground floor rear store beneath the first level of decking is accessible externally only from the west side stairs. A 4.3 metre deep extension to this store area is to be created by removing the decking and excavating to create a workshop room with bi-fold doors in the south elevation. This room includes a bathroom. It will be accessible from a new enclosed stair built on the east side off of the rear living room. The Environment Agency do not object to this new workshop room.

Further excavation creates a level deck directly from the new workshop room. The existing rear ground floor first level terrace extends by a couple of metres to the depth of the new addition. The neighbour to the west has a couple of sheds on this boundary and so no harm will not occur. On the opposite side the new sloping extension will act as the new boundary in part with existing boundary treatment otherwise unchanged.

An additional staircase on the east side of the rear ground floor deck will enable external access to the lower level deck.

The widened rear dormer is not full width and the widened terrace at this level is narrower again and set off either boundary by at least 2 metres. Privacy screens at either end of 1.6 metres in height will ensure neighbour privacy is protected though mutual overlooking is already considerable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No windows in the north or south elevation of the extensions.

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

1. 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.

2. The applicant is encouraged to consider the use of SuDS, where practically possible, within their drainage strategy to provide run off betterment.

Case Officer:	MOK	Date: 5/4/24
Authorised by:	Peter Barnett	Date: 8 April 2024