Development Management - Delegated Officer Report

Application Number: AWDM/1624/18 Recommendation – Approve

Site: 187 Brighton Road, Lancing

Proposal: Roof conversion and extension including raising the roof ridge and extending roof to rear plus 2no. dormers (one with balcony) to South roofslope and rooflights to North roofslope; single storey extensions to North and North West elevations; increase in size and depth of front window and new glazed area to front.

Date of site visit: 30 November 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow located on the corner of Brighton Road and Kings Road. It sits on raised ground above the level of the road and adjacent to a smaller bungalow to the east.

It is proposed to raise the roof height from 5m to 6.5m and to extend the roof to the rear over a flat roofed extension. Two dormer windows are proposed in the front roofslope, one of which will have a balcony. Rooflights are proposed to the rear.

Also proposed is a new flat roofed ground floor extension at the rear and a new glazed porch along the front elevation to replace an existing glazed porch. Works were originally also proposed to increase the size of the rear garden by constructing a raised area above the existing parking space on the west side of the property. Following officer concerns this element has been removed from the application.

Relevant Planning History

None

Consultations

Lancing Parish Council: No objection

West Sussex County Council: The Highway Officer has no objection. Advises that she site benefits from an existing access and hardstanding parking area to the rear of the site. No alterations to the existing vehicle access are proposed. Visibility at the existing access appears restricted due to the existing boundary treatments, however this has been operating for some time and an inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the access. Therefore there is no

evidence to suggest that the existing access is operating unsafely or that this proposal would exacerbate an existing safety concern.

Also advises that the existing parking plan indicates that the parking area currently provides one parking space which meets minimum MfS standards and mapping indicates that a small car is able to park within the remaining hardstanding area without overhanging the footway. Under the proposed plans, we would anticipate a parking provision of 2 spaces (2.4 x 4.8m) is required, so there may still be overspill parking as a result of the proposal as the existing second parking space cannot be formally counted towards parking provision for the proposal. In addition, I note that the raised garden area will be 1.8m above the existing hardstanding. Whilst the LHA does not have minimum height requirements for structures over a parking area, e.g. car port or garage structures, this may also result in overspill parking should a vehicle be unable to fit under the proposed structure. As such I would again recommend that the Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view. However, this is not anticipated to result in a highway safety concern in this location and we could not substantiate an objection on these grounds. The applicant may wish to consider raising the height of the proposed raised garden area to ensure sufficient height for parking of vehicles.

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 2018)

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 existing bungalow is already slightly taller than its neighbour and the proposed roof extension will further emphasise the difference in height. However, there is a variety of building designs and heights along Brighton Road and it is not considered that the increase will be harmful to the street scene. The front dormers are set 1.5m below the ridge and will not dominate, particularly as the dormer with the balcony does not project as far as the main dormer. There are many examples of dormers and balconies within the streetscape and they will not appear out of character.

Residential amenity

The increased bulk and height of the property has the potential to impact on the neighbouring dwellings.

To the north (rear) there is a chalet bungalow with a rear dormer facing the site, plus three ground floor windows. The increased ridge height and span of the roof will bring the building closer to the rear, leaving a separation distance of just 8m. However, a measurement of 25 degrees from the middle of the ground floor windows confirms that the new roof will not transcend the 25 degree line, meaning that sufficient light should continue to reach those affected windows. The buildings face each other at an angle too which will also help to reduce the impact.

Two of the rear rooflights serve an ensuite and shower room and can be required to be obscure glazed. The other two serve a bedroom and have been amended to ensure that the bottom of the rooflights is at least 1.7m above floor level to reduce overlooking opportunities.

The rear extension replaces an existing lean-to extension. It will be 2.5m high and should not cause any loss of amenity to neighbouring occupiers.

To the east, No. 189 is positioned close to the side of No.187. It has three windows on the west side serving a kitchen/living room, bathroom and bedroom, plus a side entrance door leading to a hallway. The bedroom and kitchen/living room are also served by windows at the rear and front respectively and, while light loss will occur to the affected windows as a result of this proposal, it is not considered that such light loss will be sufficiently harmful to warrant refusal.

Parking and Access

The existing parking area for the property is accessed off Kings Road and provides one space. That space is to be retained and unchanged following the removal of the proposed raised garden area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Obscure glaze rear rooflights shown as serving bathroom and en suite
5. No additional windows on rear roofslope

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

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: 29 January 2019

Authorised by: Gary Peck Date: 30 January 2019