Development Management - Delegated Officer Report

Application Number: AWDM/0786/18 Recommendation – APPROVE

Site: Meadowsweet, Old Salts Farm Road, Lancing

Proposal: Two storey front extension to west elevation, grey cladding to first floor level and render to ground floor (all elevations.) New front rendered boundary wall with aluminium trellis over and grey clad sliding gate with associated alterations.

Date of site visit: 23.7.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached dwelling on the eastern side of Old Salts Farm Road. The street comprises of bungalows, houses and flats of differing style, scale and design. The site is lower than the highway to the front and levels drop to the rear. There is a low level wall to the property frontage enclosing the site and a relatively large parking area.

Consent is sought for a two storey front extension on the southern side. This will bring this side of the property frontage in line with the existing front projection on the northern side of the front elevation. A matching front gable will provide additional ground and first floor space and the layout of the accommodation will be altered accordingly. The submitted plans and application forms state that the materials will be changed to ground floor off white render and first floor grey fibre cement cladding, the roof is to be fibre cement slate tiles.

Consent is also sought for a new front boundary wall with aluminium trellis over and grey clad sliding gate, 1.2 metres in height.

Consultations: -

Adur and Worthing Councils: Technical Services: - The proposal for full height double glazed doors indicates to me a lack of understanding of the risk. This can be conditioned against, **by requiring full details of methods to flood proof the house to be provided to building control.** The other area of concern to me is the front drive, which slopes towards the house, this appears to be block paved, and this needs to be permeable and to have drainage provided.
Again this can be conditioned such **that surface water disposal shall be agreed prior to start of works.**

Representations

None received

Lancing Parish Council: No objection

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 (March 2012)

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, flood risk is also for consideration here as the property is within Flood Zone 3.

Visual amenity

All the proposed changes will be visible within the street scene, the overall appearance of the dwelling will change to a more crisp and contemporary finish with the use of the cladding and render. The rendered front wall, railings and sliding gates also contribute to this change in style and character. Overall the changes are considered to be acceptable. The extension is modest in scale and matches the existing style and design of the building. The enclosure of the frontage although unique in style, design and finish will not be overly high or dominant within the street scene. It is relatively low level still complimenting the low level walls at properties around the site. The variation in materials is also acceptable on balance in the light of the variation of property type here.

Residential amenity

The extension is adjacent to the bungalow to the south. There are some side windows at the adjacent bungalow facing onto the application site. As existing these windows receive little light or outlook due to the position of the existing dwelling house. The addition of the extension is not considered to result in a significant, additional loss of light or outlook here which would warrant a refusal.

The proposed boundary treatment and changes to materials will not result in any impact upon residential amenity, the changes will be visible from neighbouring properties however these will not have any adverse impact.

Flood Risk

The site is located within Flood Zone 3. The applicant's agent has completed the Environment Agency standing advice form. The Technical consultation response is set out above. It is advised that a condition should be attached

relating to drainage being provided for the driveway. The submitted plans, Ground Floor Plan 3678.PL.01 show block paving being provided and a channel drain labelled adjacent to the dwelling. This is essential to avoid flooding and a condition is attached to ensure that work is carried out in accordance with the approved plans.

There is also advice given that full details of methods to flood proof the house is to be provided to building control. An informative is added to advise the applicant of this requirement.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Material details as stated on application forms and extension shall match.
4. Hardsurface to be properly drained

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 advised that full details of methods to flood proof the house should be provided at building control stage.

Case Officer: Hannah Barker Date: 24th July 2018

Authorised by: Peter Barnett Date: 25 July 2018