Development Management - Delegated Officer Report

Application Number: AWDM/0672/19 Recommendation – Approve

Site: 22 Eighth Avenue, Lancing

Proposal: Pitched roof extension with gable end over existing two-storey side extension and rooms in roof with rear dormer and Juliet balcony.

Date of site visit: 16 May 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached hip roofed dwelling in the south east corner of Eighth Avenue. It has an unsympathetic two storey flat roofed extension on its south west side. The application proposes to extend the main pitched roof over the flat roof extension and form a gable end. Across the rear a flat roofed dormer is proposed with Juliet balcony. The dormer as originally submitted measured 7.7m wide. It has since been reduced to 6.5m wide.

Relevant Planning History

AWDM/0958/13 - Single storey rear extension – approved

Consultations

Lancing Parish Council: No objection

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 (February 2019)

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 proposal will improve the appearance of the existing side extension, removing the flat roof. It will result in a gable end which will contrast with the hipped roof of the other half of this pair of semi-detached dwellings. However, No. 24 to the west has also been extended in a similar manner and the adjacent pair of gable ends will not appear unduly harmful. The extension is also set back behind the front of No.24 due to the angle of the property and it will not be easily visible from the street.

The proposed dormer is large, taking up much of the rear roofslope. However, it has been reduced in size to a more acceptable scale, no longer extending the full width of the roofslope. It will be visible from the access road which runs between the rear of Eighth Avenue and Grinstead Lane but will not be visible in the wider street scene. It is considered that the proposal is acceptable in visual terms.

Residential amenity

The extension of the roof will not cause harm to the amenities of the neighbouring house to the east as it will be adjacent to the side wall of that property. The rear dormer faces away from No.24 and towards the rear garden which is currently screened by tall conifers. There is a distance of over 30m to the nearest dwelling to the rear and no loss of amenity is anticipated a result.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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: 10 June 2019

Authorised by: Gary Peck Date: 10 June 2019