Development Management - Delegated Officer Report

Application Number: AWDM/0120/21 Recommendation – Approve

Site: 44 Mill Road, Lancing

Proposal: Remodelling of existing property with flat roofed extension to North Eastern corner, removal of all existing pitched roofs and replacement with parapeted flat roofs, use of render and cladding on external walls, replacement and new windows & doors on all elevations

Date of site visit: 26 September 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a two story dwelling at the eastern end of Mill Road, a cul-de-sac off the main north-south road in North Lancing. It has a distinctive architectural style with asymmetric mono-pitched roofs and it sits on rising land.

Permission was granted in 2019 for the removal of an existing car port at the front of the property on the east side and the construction of a two storey extension to provide a double garage on the ground floor with bedroom above. On the east side at the rear a single storey extension was proposed to provide an enlarged kitchen and breakfast room with garage/store attached.

Changes to the existing elevations were also proposed with vertical timber slatted cladding added to part of the ground floor, alterations to glazing on the front elevation and new rooflights on the rear roofslope. The new extensions were also to be part clad.

This application seeks permission to amend the proposal. A lower flat roofed extension to the North Eastern corner is proposed, together with the removal of all existing pitched roofs and their replacement with parapeted flat roofs. The ridge height will increase slightly on the main part of the roof from 6.97m as existing and approved to 7.04m as proposed. Through colour render is proposed as the primary finish, whilst feature elements such as the newly formed first floor are to be clad in timber effect composite.

Relevant Planning History

AWDM/1397/19 - Remodelling of existing dwelling comprising replacement of car port with two storey extension including double garage on front part of east elevation, single-storey extension to rear part of east elevation and alterations to windows and doors on north, south, west and east elevations, including rooflights to rear (north) roofslope.

Consultations

Lancing Parish Council: No objection

Representations

Letter of support from the occupier of 6 Ring Road:

I spoke to the owners of 44 Mill Road. I understand the development better and what they're looking to achieve. We also discussed any impact to properties on Ring Road - which were negligible. I support this application

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 extensions will change the form and character of the existing house by removing its distinctive asymmetric mono-pitched roofs and replacing them with parapet flat roofs. The main part of the building will be bulkier with its new box-like shape compared with the pitched roofs but the extension to the east side will be less tall and overall the proposal is considered to have an acceptable impact. While a shame to lose the distinct roof style, there is a varied form of housing along the street and the remodelling of this property is considered to be acceptable in that context.

Residential amenity

The house is reasonably well separated from its neighbours. To the east, 46 Mill Road is 8m away at its nearest point, which is a car port opposite the proposed single storey extension, the main accommodation being further away. It is not considered that there will be a loss of amenity for the occupiers of 46/46A.

To the south, there are bungalows in Heyshott Close, the nearest of which have dormers in their rear roofslope facing the site. Those bungalows are on lower ground but the proposed extension will result in less overlooking than the previous approved scheme and will not therefore cause a loss of amenity.

To the north the houses in Ring Road are on higher ground and over 40m away. There are less openings and bulk at first floor/roof level overall than approved and the proposal will not therefore cause a loss of privacy or outlook to the houses to the north.

The house to west is also not adversely affected by this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No side windows

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

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: 4 March 2021

Authorised by: Gary Peck Date: 4 March 2021