Development Management - Delegated Officer Report

Application Number: AWDM/0771/21 Recommendation – APPROVE

Site: 79 Grinstead Lane, Lancing, West Sussex

Proposal: Squaring off of front bay windows, alterations to first floor window at front, new canopy above entrance door, cladding to first floor at front and resurfaced hardstanding to front.

Date of site visit: No visit, use of Google Maps and photos

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey detached dwelling within a street of various style development differing in scale, design and appearance. The property as existing has hardstanding to the frontage, it has a bay at ground and first floor with some tile hanging, is constructed of brick and tile and has brown double glazed windows.

Consent is sought to remodel the dwelling house with changes to the bay windows by squaring off the chamfered corners removing the first floor projecting window and replacing with a flush window and resurfacing with block paving and tarmac to the property frontage. A porch shelter is also proposed. The windows are to be replaced with grey windows with grey render to the base of the bay and grey fibre cement timber effect cladding to the upper part of the bay.

The vehicular access is to remain as existing with new tarmac to the front of the access and block paving directly to the front of the house.

West Sussex County Council: The **Highways Authority** : - The Highway Authority have no objection to the proposed works. The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (Para 109) and that there are no transport grounds to resist the proposal. The existing driveway is to be resurfaced. No parking will be lost as part of the proposal.

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)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 changes to the building in terms of the alterations to the bay, replacement window, porch shelter and block paving are minor changes to the building however these combined with the changes to the materials and finishes used on the dwelling house will give rise to a more contemporary building of striking appearance within the street scene. The change of the character of the building will not be harmful within the context of the street scene and surrounding area. There are various properties within this locality with the use of different materials and finishes. These changes will not be detrimental, they will improve and enhance the appearance of the existing dwelling house.

Residential amenity

The proposed changes will be visible from neighbouring properties however there will be no loss of light, privacy or overbearing impact as a result. The scale of the building will not be increased the design changes will result in no harm in this case.

Highway Matters

The Highway Authority have no objections in this case. The vehicular access remains as existing and block paving and tarmac are proposed. Drainage is to be used/installed with permeable materials and therefore there will be no surface run off to the highway.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials grey windows, grey render to lower part of the bay, grey fibre cement timber affect cladding to upper part of the bay, brick and tile 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 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: Hannah Barker Date: 7th June 2021

Authorised by: Peter Barnett Date: 7 June 2021