Development Management - Delegated Officer Report

Application Number: **AWDM/0631/15**

Recommendation – Approve

Site: 1 Browning Road, Lancing

Proposal: Single storey side extension to north elevation

Date of site visit: 12 May 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached two storey property on the corner of Mill Road and Browning Road which was formerly in use as two flats. The upper flat was accessed from a front door facing Mill Road and the ground floor flat was accessed from a rear door accessed from Browning Road. A large flat roofed dormer was constructed on the north side of the building at the time of the conversion, with a first floor balcony on the west side (L/56/61 refers). Planning permission has been granted in 2015 to convert the property back into a single dwelling with an extension to the existing north facing dormer extending the full length of the roof, being built off the outer wall. It will be tile hung to match the existing dormer and sloping roof tiles. The first floor balcony is to be removed and the first floor door replaced with a window. A new pitched roof is to be constructed in its place to cover the existing front door porch. On the east side, the existing front door serving the upper flat is to be removed and replaced with bi-fold glass doors. AWDM/1777/14 refers.

This application proposes the construction of a single storey extension on the north side wall of the house with a lean to roof connecting to the existing dormer extension. The extension would measure 6 metres in length and 2.9 metres in width approximately, set behind the existing close-boarded boundary fencing. Matching materials are proposed except to the west wall where flint work is proposed.

This is a predominantly residential area comprising of a mix of dwelling types and designs.

Relevant site history
As above

Consultations
Lancing Parish Council – no objection

Representations
None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity
The existing house has been altered and enlarged extensively and unsympathetically and the approved extension to the side dormer when built will have the effect of appearing as a large flat roofed two storey extension on the frontage of Browning Road. The proposed extension would be single storey and relatively sympathetic in size and design. Although it is immediately adjacent to the boundary, the existing rear/side addition is similarly close and so the spacing to the side of the dwelling has already been lost towards the rear and No.1 does not conform to any building line that might be apparent elsewhere along Browning Road. Although normally a set back from the frontage may be preferable to improve subservience, the proposed extension in the position shown would go some way to screen the bulk and form of the unsympathetic roof extension. On balance the proposal is considered acceptable.

Residential amenity
The extension is located on the Browning Road frontage, well separated from any neighbouring dwellings and so given the scale of the proposals would not have any significant impact on the amenities of neighbouring occupiers.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Matching brickwork and roofing materials.
3. Permission relates to approved plans:
   Drawing number 1 deposited 20 May 2015
   Drawing number 2 deposited 29 April 2015
   Drawing number 2b deposited 1 June 2015
   Drawing number 3 deposited 29 April 2015

Informative:
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

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

Case Officer: Rebekah Smith Date: 8 June 2015

Authorised by: Peter Barnett Date: 9 June 2015