Expiry Date – 11/11, ppa to 9/12

Development Control – Delegated Officer Report

Application Number: AWDM/1475/20 Recommendation – Grant

Site: 107 Penhill Road, Lancing

Proposal: **Demolition of existing conservatory and proposed part single-storey, part two-storey extension to east and south elevations.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 15/10

Site and Surroundings

This application relates to an imposing double fronted, two storey detached house on the east side of Penhill Road and corner of Ingleside Crescent. The house is inter war, built in red brick and has double bay features either side of the front door. It has a detached garage and concrete hardstanding in the south east corner of the rear garden accessed from Ingleside Crescent. Otherwise the property is set behind a low wall and highly visible on this open corner. It has been extended at the rear with a conservatory.

A new chalet bungalow has been built to the north and there are two storey flats behind and on the opposite corner of Ingleside Crescent. There is a single mature tree in the south west corner of the front garden.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to add a two storey side and part two storey part single storey rear extension.

The two storey side/rear extension is 5 metres wide and extends 3 metres beyond the rear wall. It wraps around the back wall by 4 metres sitting off the boundary with No. 105 by nearly 7 metres. It has a pitched roof. The side extension sits off the angled Ingelside Road boundary by between 2 metres and 4.45 metres.

The ground floor rear extension is a maximum 4.5 metres in depth closest to the boundary with No. 105 but has an angled rear wall and is less deep on the south side at 3.63mm. It is 3.5 metres in height.

The application has been revised since first submitted to set the ground floor garage back 450mm from the main front wall. The first floor was already set 1.3m back. The master bedroom and dressing room have switched so that the master bedroom has its

main outlook to the front now. A former rear facing en-suite has been re-drawn as a fifth bedroom. Windows in the new flank wall have also altered with the introduction of two vertical first floor windows as opposed to the original high level window.

Relevant Planning History

ADC/0515/07 - Proposed conversion and extension of existing two storey detached residential dwellinghouse to create 2 studio flats and 2 one bedroom flats. Refused 15.10.07

L/83/88 – outline application for proposed 2/3 bedroom chalet style bungalow. Granted 1.6.88

Consultations

Lancing Parish Council: No objection.

Health: Hours of construction and contamination conditions recommended.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

No. 105, to the north, sits approximately 1 metre deeper into their plot than the application site and both houses have adjoining 1 metre wide side passages. Consequently, the 4.5 metre deep single storey extension closest to this boundary will not cause significant harm.

The less deep first floor is at least 7 metres from No. 105. At this distance it will not be overbearing. It does not break a 45 degree angle with the rear of No. 105.

Flats at the rear abut the rear garden boundary of the site but their flank wall angles away from the boundary and towards the south west. They appear to have a kitchen

and bedroom window on each floor. Windows in the new first floor rear wall will be within 15 metres of the flat's windows. One window is to an en-suite the other to a 5th bedroom. The applicant has agreed to a condition that the bedroom window be obscurely glazed below 1.7 metres. As this is a fifth bedroom this seems acceptable. The en-suite will be fully obscurely glazed.

On the opposite corner of Ingleside Crescent the same style of flats face the proposed flank wall. Two large secondary master bedroom windows are shown in this wall in the revised drawings. These windows are also to be obscurely glazed and fixed shut below 1.7 metres.

Character

This property faces east/west and has a large side garden. At 5 metres the side extension is wide but it does leave between 2 and 4.4 metres off the side boundary. On the opposite corner newer flats face north south and have a less deep front garden. The flats behind follow the curve of the road and project in front of the side wall of the existing house. It is therefore not considered that this extension will harmfully intrude into the streetscene nor that the open spacing of this corner plot is characteristic of the area or important to retain in itself.

The proposed extension has been set slightly further back from the front wall. The applicant was asked to set the garage back in line with the proposed first floor to further protect the integrity of the original build. He declined to do so. In the absence of this alteration, whilst preferable, it is not considered that the scheme can be refused on the grounds of poor design or harm to the integrity of the original house.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. Side f/f windows obscure and fixed shut below 1.7 metres, 5th bedroom (rear) obscurely glazed below 1.7 metres.
5. No new windows

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 8.12.2020
Authorised and signed by: Peter Barnett Date: 8 December 2020