# Development Management - Delegated Officer Report

**Application Number: AWDM/2305/21 Recommendation – APPROVE**

**Site: 8 Tower Road, Lancing, BN15 9HT**

**Proposal: Single storey ground floor rear extension including new roof over existing rear extension; render to upper section of south and west elevations. Second floor bullseye window to existing front (south) gable. Render porch (porch to be constructed under permitted development).**

**Date of site visit:** Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings:**

The application site is positioned on the north side of Tower Road, Lancing and is a two storey end of terrace dwelling. It has a gabled roof to the front and the rear section of roof is hipped. It also has an existing single storey rear extension. The terrace is brick faced and has plain roof tiles. The terrace also has brick dog-tooth coursing at the middle strip of the houses, between the ground and first floor, and indeed 6no. blocks of the terraces on both the north and south side of Tower Road have the same dog-tooth coursing. The properties also have exposed cut foot rafters on the middle section of each of the terraces.

The street scene comprises similar terraces as the application site, also in a groups of 4no. dwellings, many of which have been extended on the ground floor and/or rear dormers

**Proposal:**

This amended application seeks planning permission to:-

- Extend the existing rear extension towards no. 6, to be the same depth and height as the existing;
- Render the upper sections of the front (south) elevation;
- Render the upper section of the side (west) elevation; and
- Provide a bull's eye window on the second floor front (south) elevation.

NB: The roof conversion, including the rear dormer; and part hip to gable; front porch and garden buildings etc., will be undertaken by way of permitted development.

**Consultations:**

Environmental Health Public Health

This site is located on land which has been identified as potentially contaminated. As ground works are proposed in this application I would advise the contamination requirement.

Environmental Health Private Sector Housing
No objection

**Representations:** Lancing Parish Council: No comment

**Relevant History:**

**AWDM/0350/15** Householder application for permitted development for prior approval for single storey extension to rear of property measuring 3.9m from rear wall of the original house, maximum height 3.3m and height of eaves of the extension 2.45m **Prior approval is not required 15.04.2015**

**AWDM/2180/21** Application for Certificate of Lawfulness for proposed part hip to gable, rear dormer to roof for loft conversion, front porch and garden rooms (study/gym/store). **Refuse to issue Certificate 21.02.2022**

**AWDM/0148/22** Application for Certificate of Lawfulness for proposed part hip to gable, rear dormer to roof for loft conversion, front porch and garden rooms (study/gym/store). **Current**

**AWDM/0349/17** Householder application for permitted development for prior approval for single storey rear extension with an overall depth of 4m from rear wall of the original dwelling, maximum height 3.4m and maximum height of eaves 2.95m. **Prior approval is not required 11.04.2017 – (No. 6 Tower Road)**

**Relevant Planning Policies and Guidance**

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2021

**Planning Assessment**

**Principle:**

The proposal comprises upgrading a residential property 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 surrounding area.

**Visual & Residential Amenity:**

The rear extension will extend the width of the existing rear extension, and will come closer to the neighbouring property no. 6, and the plans show the gap which will be retained between the extension and the mutual boundary will be 440mm. No windows are shown on this side elevation, and a condition restricting windows here would be reasonable.

The proposed depth of the rear extension will be as the existing extension i.e. 3.9m, and the neighbouring extension at no. 6 is 4m, therefore the proposal will not have a negative impact on no. 6.

The new roof of the rear extension will amend the existing roof configuration of the existing extension from a hipped roof with a central ridge to a false pitched roof with a central flat top. The roofslopes will have 3no. rooflights, whereas the existing roofslopes have 2no. Being within the roofslopes, the rooflights will not result in overlooking onto the neighbouring properties.

Rendering of the upper section of side and front elevations will also be a form of external wall insulation. Rendering or painting of the walls is a common feature within the street, therefore the rendering to the upper part of the dwelling will not be out of character with the area.

The bullseye window on the second floor will have a radius of 300mm, and will bring some interest into the front elevation, and although not a common feature within the street, will not result in any material harm to the visual amenities of the street or onto the existing residential amenities of neighbouring properties.

Finally, the front porch will be around the existing front door and onto the front outrigger, and will have a pitched roof. It will be rendered, which will marry with this current proposal to half render the 2no. main elevations i.e. the top half of the front (south) and side (west) elevations of the existing building namely facing brick, and will have roof tiles to match the existing roof.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard time limit
3. Materials
4. Rendering
5. Windows rear extension

**Informatives:-**

1. Approved following amendments
2. Contamination

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

Case Officer: Eve Hearsey Date: 15.02.2022

Authorised by: Gary Peck Date: 15 February 2022