Development Management - Delegated Officer Report

Application Number: AWDM/0428/21 Recommendation – APPROVE

Site: 66 Wembley Avenue, Lancing, West Sussex

Proposal: Variation of condition 1 (approved plan) and 3 (materials) of approved application AWDM/1544/20

Date of site visit: visited when considering original application

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi detached bungalow on the west side of Wembley Avenue Lancing. There is off street parking to the frontage with a single storey extension to the rear and a rear flat roof dormer. The bungalow currently has four bedrooms, two at ground floor and two within the roof space. Consent was granted by committee contrary to recommendation in December 2020 for a rear first floor extension above the existing single storey extension to extend from the existing rear dormer and connect with the existing roof space. In addition a front flat roof dormer was permitted. The development was to provide three bedrooms, a study and a shower room at first floor.

The extensions as originally submitted showed a rendered finish with the front dormer having white cladding. Following the Committee approval Condition 3 stated that details of the materials and finishes to be used for the development hereby permitted shall be submitted to and approved by the Local Planning Authority and that they should include tile hanging on the northern elevation of the rear extension.

The current application seeks consent to vary condition 3 relating to materials and condition 1 relating to approved drawings. The proposed plans show the extension to be completed in brickwork and the rear first floor windows to be slightly reduced in size.

Lancing Parish Council: - No objections

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 approved extension are to the side and rear of the site and therefore do not impact upon the street scene. The change from tile hanging to brick to match existing is considered to be of no significant impact. The proposed extension will not be clearly visible within the street scene.

The changes to the size of the windows also has no adverse impact upon the visual appearance of the extension and is not visible within the street scene.

Residential amenity

The side of the extension will be visible from the adjacent dwellings however the use of materials is not considered to be of any consequence here in relation to residential amenity. There will be no increased loss of light or overbearing impact as a result of the change in material from tile hanging to brick to match. The changes to the rear windows also do not give rise to any adverse impact in terms of residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The first floor rear extension should be completed in materials to match existing including brickwork to first floor.
4. No additional windows on the north or south elevation of the extension.

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: 16th April 2021

Authorised by: Peter Barnett Date: 19 April 2021