Expiry Date – 13/5

Development Control – Delegated Officer Report

Application Number: AWDM/0450/21 Recommendation – Grant

Site: 135 Brighton Road, Lancing

Proposal: Demolition of existing porch. Loft conversion including hip to gable extension, rear dormer and 3no rooflights to front. Single-storey rear and side extensions, new porch with balcony and balustrade over. White render finish to existing brick facade.

Neighbours checked: Y

Additional neighbour notifications: Y, with revised description.

Date of Site Visit: Applicant's photos/Google streetview

Site and Surroundings

This application relates to a semi detached house on the north side of Brighton Road opposite Lancing Green. The adjoining semi has not been extended. Houses either side are detached and of a different design with two storey flats further east.

The property is not in a conservation area and nor is it listed.

Proposal

Planning permission is sought for a raised gable, rear dormer, front rooflights and single storey side and rear extensions. All these elements are as approved under AWDM/1667/20. Works are nearing completion on the roof extensions.

In addition it is also proposed to replace the existing porch with a flat roofed one and include a balcony above with balustrade and a door at first floor for access purposes. The house is to be rendered entirely and painted white.

Relevant Planning History

AWDM/1667/20 - Proposed loft conversion with hip to gable enlargement, rear dormer and front rooflights. Single-storey extensions to rear (north) and west side elevations. Granted 24.12.20

Consultations

Lancing Parish Council: No objection.

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. All extension works, other than the porch, balcony and rendering were approved last year.

Character

The raised gable and rear dormer have a volume of 50 cubic metres. The front rooflights also do not require planning permission. The side extension is also permitted development. The rear extension cannot be seen from the public realm.

The front porch with balcony over reflects front balconies on neighbouring properties. Painted render is also used in this run of properties.

Neighbour amenity

The rear dormer is permitted development. Nonetheless there is at least 26 metres back to back between the site and neighbour in Cecil Road with a garden length of 13 metres. No excessive overlooking will occur.

The side extension is very modest and also permitted development.

The rear extension has been reduced in depth to 3.5 metres. It is 3 metres in height. It complies with DM Std 2.

The front porch is acceptable in design terms. The front balcony is very modest and will not enable excessive overlooking of adjoining properties. Properties to the west have larger front balconies with similar glass balustrades.

The two detached houses to the west are also rendered and painted. Whilst this proposal is to only one half of this semi detached pair it is not considered that in this location this is objectionable.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *No side windows*
5. *Utility side window obscure/non-opening below 1.7 m*

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 any representations? No.

Case Officer signed:	MOK	Date: 6.5.21
Authorised and signed by:	Peter Barnett	Date: 6 May 2021