Development Management – Delegated Officer Report

Application Number: AWDM/1649/22 Recommendation: Approve

Site: 52 Brighton Road, Lancing

Proposal: Proposed loft conversion to include hip to gable roof extension to rear plus continuation of roof extension to form cover over part of proposed new terrace on roof of existing rear extension

Date of Site Visit: 9 November 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a detached hipped roof bungalow on the south side of Brighton Road. It has a flat roofed rear extension.

Permission is sought to extend the roof at the rear to form a gable and to form a first floor balcony on part of the roof of the existing extension. The new roof is to be extended 1.8m in depth over part of the balcony to form a cover. An open balustrade was originally shown around the edge of the balcony but amended plans have since been received showing the inclusion of a 1.7m high privacy screen on the east side only.

The site is bordered to the east by a two storey dwelling with a two storey rear extension and first floor balcony at the rear. There are a number of first floor windows along the west side of the property facing the site.

To the west is a bungalow which is positioned behind the line of the application property.

Planning History:

L/50/96 - Rooms In Roof With Side, Front And Rear Gables And Two West Facing Dormers - refused

Consultations:

Lancing Parish Council: No comment

Representations

Letter of objection received from the occupiers of 54 Brighton Road:

- Houses are close together
- There are 5 clear glazed windows along the side wall facing the site
- Proposed velux would overlook
- Proposed terrace will overlook

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The gabling of the rear roofslope and the addition of a roof terrace are considered to be acceptable in visual terms. The bungalow is subservient in scale to its neighbours and the proposal will not be unduly dominant or prominent. Balconies are common features facing the seafront, and there is one on the house immediately to the west.

Residential amenity

The impact on privacy to the house to the east is noted and a privacy screen has been added to the east side of the terrace to prevent views into the side windows of that property. The proposed rooflight on the east side is to be obscure glazed and non opening.

To the west, the terrace faces the blank side roofslope of the adjacent bungalow and will not cause a loss of privacy. The proposed rooflight on the west side faces over the front garden of the adjacent bungalow but can also be required to be obscure glazed.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Obscure glaze side rooflights
5. Privacy screen to east side

Is recommendation contrary to letter(s) of representation Y

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: Peter Barnett Date: 15 November 2022

Authorised by: Gary Peck Date: 15 November 2022