Development Management – Delegated Officer Report

Application Number: AWDM/1937/22 Recommendation: Approve

Site: 88 Crabtree Lane, Lancing

Proposal: Amendments to approved application after appeal AWDM/1953/19 - Construction of 3 bedroom two storey detached chalet bungalow in the rear garden with associated parking, storage and access (existing attached garage to be demolished) (Amended resubmission of AWDM/1747/22) Amendments: Addition of obscure glazed rooflight to rear roofslope. Replacement of ground floor bedroom window to rear with French doors and window.

Date of Site Visit: Visited in connection with AWDM/1953/19

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a detached bungalow with rooms in the roof on the north side of Crabtree Lane, facing Monks Recreation Ground. Planning permission was granted at appeal to demolish the attached flat roofed garage on the west side of the property to form access to the rear garden where it is proposed to construct a detached 3 bed chalet bungalow (AWDM/1953/19).

To the west there is a two storey block of flats, The Hollies, with an access road to a rear parking area which runs along the western boundary of the site. To the north there are terraced houses in Third Avenue. To the east there is a large dwelling, Emmaus House in Grand Avenue, facing the site of the proposed dwelling at the rear, with a bungalow (86 Crabtree Lane) adjacent to No.88 at the front.

This application seeks approval for amendments to the design of the proposed dwelling comprising:

- Addition of obscure glazed rooflight to rear roofslope.
- Replacement of ground floor bedroom window to rear with French doors and window.

The application follows a refusal earlier in the year which included raising the ridge height of the proposed dwelling.

Planning History:

AWDM/1953/19 - Construction of 3 bedroom two storey detached chalet bungalow in the rear garden with associated parking, storage and access (existing attached garage to be demolished) - refused but allowed at appeal

AWDM/1747/22 - Amendments to application approved at appeal AWDM/1953/19 - Construction of 3 bedroom two storey detached chalet bungalow in the rear garden with associated parking, storage and access (existing attached garage to be demolished). Amendments: Removal of flat roof at ridge level and formation of conventional pitched roof with resulting increase in ridge height. Addition of rooflight to rear roofslope. Replacement of ground floor bedroom window to rear with French doors. - refused

Consultations:

West Sussex County Council: The Highways Authority advises that the proposed changes are minor and not anticipated to give rise to an adverse highway safety impact.

Adur and Worthing Councils: The **Environmental Health (Private Sector Housing) Officer:** No comment

Southern Water: Standard advice

Lancing Parish Council: Neutral, no comment

Representations

1 objection received from the occupier of 86 Crabtree Lane:

While the design has changed, it is unclear how it is improved in terms of impact on existing residents. If anything, it seems a little worse. We see that preparatory work has already started, but hope that this process still retains its integrity. Based on the previous applications and our associated comments, we reiterate all of the objections previously made.

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

The principle of a dwelling on this site was established at appeal and consideration of this application is therefore limited to the proposed changes and their impact on the character and appearance of the development, the surrounding area and the residential amenities of neighbouring properties.

The change from window to patio doors with window to the ground floor bedroom at the rear overcomes previous concerns that the room would not be ventilated securely. The Council's EHO no longer has an objection.

The proposed rooflight serves a bathroom and will be required to be obscure glazed by condition. It will not have an adverse impact on neighbours.

Recommendation

APPROVE subject to the following conditions:

1. Approved Plans
2. Time limit
3. Materials
4. Cycle parking
5. Car parking
6. EV charging
7. Removal of PD
8. Hours of working
9. CMP
10. Water consumption
11. Obscure glazing

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: 3 January 2023

Authorised by: Gary Peck Date: 3 January 2023