Development Management – Delegated Officer Report

Application Number: AWDM/1137/23 Recommendation: APPROVE

Site: 138 Brighton Road, Lancing, West Sussex

Proposal: Remodelling of existing three storey dwelling, timber cladding and metal sheet roof, extensions and alterations and raising of roof ridge, new entrance lobby to east side, south facing balconies and landscaping to the rear.

Date of Site Visit: 12th October 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a gabled roof, detached building, finished in uPVC cladding and render with a tiled roof. It has a rear single storey projection with balcony above enclosed with railings. It is positioned on the south side of Brighton Road and the levels to the rear increase onto Widewater. The building is currently alongside dwellings of similar original form, design and scale. However Brighton Road as a whole has evolved into a variety of dwelling styles, scale and design with the use of contemporary materials and unique design. The dwelling to the east has been substantially altered and extended to the rear with a flat roof similar to others within this locality.

The proposal involves extending and altering the building with a new roof with an increase in ridge height of 2m, resulting in an overall height of 10.4m. A hipped roof extension is proposed to the eastern side of the building, set back to contain the staircase and create the main entrance. The first floor and roof to the rear are to be extended. The roof is to be metal sheeting and timber cladding and render is proposed for the walls. Increased glazing is proposed to the rear with full width ground floor glazing across the living space and above a balcony is proposed. The balcony is enclosed on the west side and due to the form of the new roof it projects slightly on the east side, with glazed balustrade. Solar panels are also proposed.

Representations: - none received.

Lancing Parish Council: - It was resolved to support the application.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 28, 36
'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

In terms of the increased height, scale and alterations to the design and use of materials in this case the proposals are considered to be acceptable within the existing street scene and surrounding locality. As stated above there is much variation within the street and there are buildings with higher ridges than that proposed here. While it would sit within a line of buildings that still retain their original character and scale, the proposed increase in height would not be out of character when taking a wider view of the street scene where there have been recent developments of a similar, or taller height. The increased bulk does not give rise to development which would be detrimental to the character and appearance of the locality or the building itself. The use of new materials and simplistic design relate to the existing building form giving a contemporary approach to the existing development. The appearance of the building will be enhanced.

Residential amenity

The main properties to be impacted are those either side of the site. To the east there are two first floor windows facing the side of the site. The building will be higher and closer here as a result of the proposed side extension. However there is limited light and outlook in this case. There are additional roof lights proposed on this side however these will not directly overlook. To the rear the building projects further than existing. The building to the east has a large rear projection with blank side elevation. The building as extended is shown to be in line with the rear of the adjacent building. The proposed balcony is not screened fully on this side. A condition is attached to ensure that a 1.8 metre obscurely glazed privacy screen is installed on this side to protect the future occupiers and those adjacent from any overlooking.

To the west is a building similar to the application site with a flat roof extension and hipped roof. There are side windows facing the site, again as with the property to the

west, these windows have limited outlook and light and the view is taken that the increased height and scale of the building would not significantly impact in this case to warrant a refusal. The side windows at the application site remain the same as existing therefore the relationship is unchanged. There is an additional store door to the ground floor and some roof lights, these are not considered to cause any adverse impact.

The first and second floor will project slightly beyond the rear of the adjacent dwelling however to a degree that would result in loss of light or overbearing impact. The balcony on this side is also enclosed, therefore no direct overlooking will occur.

Subject to safeguarding conditions set out below the proposal can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on the approved plans to include timber cladding and metal sheet roof.
4. No additional windows on the east or west elevation of the building or roof slope.
5. Privacy screen on eastern side 1.8 metres high.

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: 2 November 2023

Authorised by: Peter Barnett Date: 2 November 2023