Expiry Date – 1/5

Development Control – Delegated Officer Report

Application Number: AWDM/0311/19 Recommendation – Grant

Site: 116 Crabtree Lane, Lancing

Proposal: Pitched roof gabled end first floor side extension and conversion of existing garage into habitable room.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 5/4

Site and Surroundings

This application relates to a semi detached house on the north side of Crabtree Lane nearly opposite Anweir Avenue. The property and its neighbour have single storey side garages and 1 metre wide side passages. They are an untypical pair of houses as they have hipped roofs but a prominent projecting front catslide detail with adjoining gables. They are rendered and tile hung. No. 114, to the east is a gabled detached property with a higher ridge line. Nos. 118 and 120 are a simpler pair of houses with bungalows beyond. Opposite are two storey houses of a different design again.

The houses are not listed and they are not in a conservation area.

Proposal

Planning permission is sought to add a first floor side extension over the garage and to convert the garage into a habitable room. The proposal has been revised since first submitted to show a hipped roof.

Relevant Planning History

None.

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'.

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.

Neighbour amenity

The introduction of a hipped roof lessens the impact on 114, to the east. This property has a higher ridge line and a side gable window. It has a garage on the boundary and so this gable window is at least 5 metres from the extension. The hipped roof will be less oppressive in terms of outlook from this window and will not lead to significant harm. Otherwise there are no other directly affected neighbours.

Design/Character

From a design point of view the hipped roof revision reflects the original roof design and respects the hipped roof at 118.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. No side windows

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 1.5.19

Authorised and signed by: Peter Barnett Date: 1 May 2019