Development Management – Delegated Officer Report

Application Number: AWDM/1387/16 Recommendation – APPROVE

Site: 12 Brighton Road, Lancing, West Sussex

Proposal: Single storey side extension to east elevation.

Date of site visit: 26.09.16

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site is one of two new dwellings recently completed under AWDM/1045/13. There was a single dwelling at the site, no. 12 Brighton Road. This was removed and two dwellings constructed. No. 12 is the dwelling to the east of the site and no. 12A to the west. Both dwellings have three floors overall with the lower ground floor onto the Lancing beach to the south. Two storeys are visible when viewing the dwellings from the Brighton Road to the north.

No. 12 is the wider of the two buildings and is completed in a combination of render and timber cladding, noted as oiled sweet chestnut on the plans. Permission is sought here for a single storey flat roof extension to the eastern side of the building. The extension is 1.8 metres wide and 4 metres deep. It has a height of 2.7 metres. It is to be finished in white render to match the ground floor of the existing building. The building is required to accommodate plant room and a utility ancillary to the main dwelling. It was considered that after design and construction of the original dwelling that the plant would take up a large amount of space within the open plan kitchen living space. It was seen to be a preferable option to house the plant within an extension to the building and make use of this additional space for utility space also.

Consultations: Lancing Parish Council: - No objections.

Adur and Worthing Councils:

Senior Tree and Landscape Officer: - ***"****Bays are evergreen and will form large bushes that can be very dense; they also tend to expand with new ground shoots. This in my opinion will form a dense screen, but could get unruly if not maintained. The approved planting would be partially deciduous so become slightly thinner over the winter months. However as a screen Bay will be as effective. Although these are not the plants originally agreed I consider that their use can be accepted and that replanting would delay the screening being formed."*

Representations: None

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
Submission Adur Local Plan 2016
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposal which would upgrade an existing property within an established residential area.

The main issues for consideration here are the impact upon the design and appearance of the existing building and impact upon the surrounding area and residential amenity issues.

Visual Amenity, Character of the Existing Building

The architect has designed the extension to be in keeping in design and finish with the existing dwelling. The extension is to be rendered to match existing and is of box design with simplistic form. Although the extension will be visible within the street scene it is modest in scale in relation to the existing building, it is subservient and does not detract from the original building. There is some existing newly planted tree screening to the eastern side of the building. The trees that have been planted are mainly bay trees with an Eleagnus Ebbegel tree at the front of the site adjacent to the highway. A planting scheme along this boundary formed part of the original consent for this development which included Holly and Hornbeams. It has become apparent when considering this application that alternative species have been planted. This has been brought to the attention of the applicant. The applicant was given the option of implementing the permitted planting scheme or the current scheme being considered in the light of the existing planting scheme. The applicant's advised that they wished to proceed as exists on site. The planting scheme was originally required to replace vegetation which was removed during redevelopment of the site. There is open land to the east of the site and the planting softens the impact of the development in views from the east. It is considered that the planting as existing offers sufficient screening for the main building and this planting will mature and reduce the impact further. The screening is directly adjacent to the site of the proposed extension and will screen this proposed development, although the design, scale and finish is in-keeping with the main building and the structure will not appear over bearing or dominant. Amended plans have been received to show the actual trees on site and not the unimplemented planting scheme as the original plans showed. The approved scheme showed 4 larger specimens the current scheme is around 15 individual smaller trees.

Consultation was carried out with the Council's tree and landscape officer. His comments are set out above. In his opinion there would be no objection to the planting scheme as implemented.

A condition is attached to ensure that the trees are protected and replaced if any are lost.

Residential Amenity

The extension is on the eastern side of the building and there is space here in excess of 30 metres before the flatted development Admiral Court to the east. Therefore the extension will not impact upon any adjacent dwellings with regards to loss of light, privacy or overbearing impact.

Recommendation

APPROVE

1. time limit
2. approved plans
3. materials to match existing
4. No windows in east side wall
5. During construction the tree screen on the eastern boundary of the site shall be protected from damage. Any trees or shrubs that are damaged during works shall be replaced within the next planting season. The tree screen shall remain in place at all times and replacement trees shall be planted during the next planting season if any die.

Informative

1. Proactive amendments

Is recommendation contrary to letter(s) of representation? N

Case Officer: Hannah Barker Date: 13th December 2016

Authorised by: Jo Morin Date: 15.12.2016