Expiry Date – 9/2

Development Control – Delegated Officer Report

Application Number: AWDM/1898/17 Recommendation – Grant

Site: **72 Grinstead Lane, Lancing**

Proposal: **Addition of first floor with raised roof ridge, alterations and revised fenestration to create 4 no. bed two storey dwelling; removal of existing rear extension and side garage/store.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 25/1

Site and Surroundings

This application relates to a detached 1940's bungalow on the west side of Grinstead Lane, a busy road linking the coast with the A27 to the north. This is an established residential area.

The property has a projecting front gable and two bay windows under a fully hipped roof. It is brick and pebble dashed with a tiled roof and upvc windows and doors. On its north side it has a garage and store behind on the shared boundary and at the rear it has a dilapidated lean to addition.

No. 74 to the south is a 2 storey house and No. 70 to the north is a gable fronted bungalow. Grinstead Lane has a very mixed character of bungalows, chalet bungalows and two storey houses of differing ages and designs.

Proposal

Planning permission is sought to add a full first floor to this property building off the current footplate. The plans show the rear lean-to and the side extensions on the north side to be removed.

Relevant Planning History

None.

Consultations

Lancing Parish Council – No objection.

Representations

1 objection received from No. 74

i. changing a bungalow to a house is rather extreme. We fully expected a few rooms in the roof and a replacement conservatory.
ii. Loss of light to front and rear of house and conservatory.
iii. loss of privacy from overlooking of side windows.
iv. The building work will be disruptive to traffic and vans will block the view when exiting our driveway.
v. The building work would be highly disruptive and prevent my husband sleeping in the day as he works nights.
vi. the rear garden looks like a demolition site and there has been rubbish and a fridge freezer dumped in the front garden since October.

1 letter of support from No. 57 who supports the design, and creation of a family home.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
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 main rear wall of the application site is 2 metres beyond the rear wall of No. 74.There is a 1 metre gap to the shared boundary for both properties. There are no flank windows in No. 74. It has a ground floor conservatory at the rear. The main front wall of the site is 1.5 metres forward of the main front wall of No. 74. Both properties have additional projecting bay windows. The extension is to be built off the existing footplate.

The site is due north of No. 74. Sunlight will not be significantly affected. A clear view of the sky to the east, south and west will be uninterrupted for No. 74. Significant loss of daylight will not occur. Proposed south side windows at first floor level are to a bathroom and en-suite. They will be conditioned to be obscurely glazed and non-opening below 1.7 metres to prevent any overlooking.

No. 70 to the north is a bungalow. It has its front door and two living room windows in its south side wall onto its own driveway. This living room has its main outlook at the rear down their own garden and beyond the rear wall at No. 72 . Some loss of sunlight to the

side windows will occur but daylight will not be significantly affected. The neighbour at No.70 allowed access and said she fully supports the proposal.

Visual amenity.

Grinstead Lane has a mixed vernacular. No. 74 is a two storey house with a barn ended roof. No. 76 is an older two storey house with a gabled roof and low eaves line. No. 70, to the north is a bungalow as are the properties further north, some chalet. Houses opposite are also as varied.

The property will project forward of the main front wall of No. 74 but the building line of Grinstead Lane varies and the house will sit no closer to the road than presently and further back from the road than No. 76. The ridge line will not exceed the height of No. 74.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Matching Materials
4. No new windows
5. South side f/f windows obscure and fixed below 1.7 metres
6. Hours of working

Informative

1. 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? Yes.

Case Officer signed:	MOK	Date: 9/2/18
Authorised and signed by:	PB	Date: 9/2/18