Development Management – Delegated Officer Report

Application Number: AWDM/0458/23 Recommendation: APPROVE

Site: 35 Manor Road, Lancing, West Sussex

Proposal: Proposed 2-storey side extension, single storey rear extension and loft conversion with hip to gable roof extension and rear dormer. New render finish to first floor walls.

Date of Site Visit: 23rd May 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is an end of terrace two storey property with a hipped roof and decorative front gable and bays. It is located on the west side of Manor Road just north of the Manor Roundabout. There is an existing lean to garage extension to the side of the property. The dwelling is located on the corner of Manor Road and First Avenue and has a very generous side garden which wraps around to the rear.

Consent was originally sought for a two storey side extension with front single storey extension with porch and balcony above and a hip to gable roof extension to the original roof with rear flat roof dormer. Also proposed is a single storey flat roof rear extension with roof light.

Amended plans have been received following advice from officers that the proposal could not be supported. It was considered that the front balcony and projection would be out of scale and out of keeping within this locality. The extension to the side needed to be subservient and to follow the guidance set out in Development Management Standard no. 2. The amended plans show the front projection and balcony removed. The dormer has been set in from the external wall. It was requested that the 4 metre wide extension be reduced in width however it was argued that the side garden is large in size and there is significant set in from the highway.

Representations: - None received

Lancing Parish Council: - Support

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

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

The site is clearly visible from the side, front and rear from the surrounding highways due to its prominent location on the corner. The proposed side extension as amended follows Development Management Standard No. 2 with a set back to the side, set down from the original ridge and subservient appearance. As mentioned above the width at 4 metres, on balance, is acceptable due to the large plot and the development will therefore not appear cramped within the site or overly dominant when viewed from the street.

The rear dormer as amended is large and clearly visible however it resembles similar dormers which are visible also within the street scene and positioned only on the original roof slope and set in from the side wall. A similar dormer could also be constructed under permitted development therefore this is acceptable and does not warrant a refusal. The rear extension and porch are not overly large and are in keeping in appearance, character and scale as is the hip to gable extension.

Materials to be used will match existing with the first floor finished in smooth white render which will complement the appearance of the building.

Residential amenity

Due to the position of the building the works will be visible from neighbouring properties; however the only dwelling close by is that which is attached. The side extension and dormer will have no adverse impact. Overlooking to the rear garden due to the dormer could occur with a similar dormer built under permitted development. The single storey extension is adjacent to the neighbouring extension and therefore will not result in any loss of light, privacy or overbearing impact in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing with smooth which render to first floor.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 5th June 2023

Authorised by: Peter Barnett Date: 6 June 2023