Development Management - Delegated Officer Report

Application Number: AWDM/1397/19 Recommendation – Approve

Site: 44 Mill Road, Lancing

Proposal: Remodelling of existing dwelling comprising replacement of car port with two storey extension including double garage on front part of east elevation, single-storey extension to rear part of east elevation and alterations to windows and doors on north, south, west and east elevations, including rooflights to rear (north) roofslope.

Date of site visit: 26 September 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a two story dwelling at the eastern end of Mill Road, a cul-de-sac off the main north-south road in North Lancing. It has a distinctive architectural style with asymmetric mono-pitched roofs and it sits on rising land.

It is proposed to remove an existing car port at the front of the property on the east side and to construct a two storey extension to provide a double garage on the ground floor with bedroom above. On the east side at the rear a single storey extension is proposed to provide an enlarged kitchen and breakfast room with garage/store attached.

Changes to the existing elevations are also proposed with vertical timber slatted cladding added to part of the ground floor, alterations to glazing on the front elevation and new rooflights on the rear roofslope. The new extensions are also to be part clad.

Relevant Planning History

None

Consultations

West Sussex County Council: The **Highways Authority** has no objection.
Access
The resulting proposal is not anticipated to create a material intensification of the current access onto Mill Road.

Vehicle Parking, Cycle Parking and Turning
The applicant has demonstrated that the garage will have the internal dimensions of 4.1x 6.6 metres. This conforms to WSCC and Manual for Streets (MfS) guidance of a minimum of 3 x 6 metres for a single bay garage.

These measurements allow for cycle storage to be accommodated with in the curtilage of the garage.

Adur and Worthing Councils: The **Environmental Health** Officer does not object on PSH grounds

Lancing Parish Council: No objection

Representations

Comments received from the occupier of 6 Ring Road:

- Concerned about new windows and rooflights in north elevation and possible loss of privacy
- Unclear whether overall height of building is increasing

Objection received from the occupiers of 8 Ring Road:

- Rooflights and long window on north elevation will cause overlooking and loss of privacy
- Noise and disturbance during construction
- Loss of view of sea
- May need party wall agreement

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extensions are considered to respect the form and character of the existing house. The two storey extension is a large addition (6m wide) and continues the roofline and front elevation of the house with no set back. However, because of its distinctive character and the varied form of houses along the street, in this particular case the proposal is considered to be acceptable.

The proposed cladding is to be a slatted form and will appear 'chunkier' than plain cladding. However, it is to be added to a small amount of the existing

ground floor at the front of the building, plus the proposed garage and rear extension. It is not considered that it will have a detrimental visual impact.

A tree in the front SE corner of the site will be affected by the proposal. A Tree Report submitted by the applicant suggests that it can be retained with pruning. In any event, the Council's Tree Officer does not consider that it would warrant formal protection.

Residential amenity

The house is reasonably well separated from its neighbours. To the east, 46 Mill Road is 8m away at its nearest point, which is a car port opposite the proposed single storey extension, the main accommodation being further away.

The two storey extension is towards the front of No.44 where there is even greater separation to No.46. No windows are proposed in the side and it is not considered that there will be a loss of amenity for the occupiers of 46/46A.

To the south, there are bungalows in Heyshott Close, the nearest of which have dormers in their rear roofslope facing the site. Those bungalows are on lower ground and the proposed extension will overlook them, being on higher ground and with only partial tree screening in between. There will be a distance of 27m between the buildings and it is not considered that the proposal at that distance, while introducing new windows and overlooking, will cause a serious loss of amenity.

To the north the houses in Ring Road are on higher ground and over 40m away. New rooflights are proposed on the north (rear) elevation but the majority of these are high level openings to provide extra light for the ground floor rooms. The higher rooflights serve a stairwell. The new windows are set back further and are part obscured by the proposed extensions in front. It is not considered that there will be a harmful loss of privacy to the houses to the north and obscure glazing is not necessary.

The house to west is also not affected by this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No side windows

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: Peter Barnett Date: 15 October 2019

Authorised by: Gary Peck Date: 15 October 2019