Development Control – Delegated Officer Report

Application Number: AWDM/1082/13 Recommendation – Approve

Site: 8 Barfield Park Lancing West Sussex BN15 9DQ

Proposal: Alterations to extend front bedroom and existing porch (to form new lobby) and construction of new landings, ramps and handrails to provide wheelchair access to front and rear of property.

Date of site visit: 05.11.13

Neighbours checked: Y

Proposal

The application property is a semi-detached bungalow in a street of very similar properties and on a site flat in topography. The dwelling has a small dormer addition and full width conservatory to the rear. The dwelling fronts onto Barfield Park with a blockwork frontage off-street parking area. The dwelling is a handed design with its attached neighbour, and currently has a recess adjacent to the boundary, where a small front porch is located.

The proposed new porch and bedroom extension would infill the gap to the boundary and align with that on the adjoining property. The windows and new front door would be in uPVC and the roof would be flat and of felt and the wall of stucco. Concrete wheelchair access ramps and side steps and galvanised steel railings are also proposed for the front and rear.

Similar infills are to be found at nos 11 and other dwellings in the same street.

Relevant site history

None

Consultations

The Environment Agency comments that this application falls within the scope of our Flood Risk Standing Advice (FRSA). Recommends advice on Flood Proofing.

Lancing Parish Council has no objection.

Representations

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies):

AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:

Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’

National Planning Policy Framework 2012

Planning Assessment

Principle

The proposal comprises alterations to an existing dwelling and can be supported in principle. The relevant issues are the effect on the character and appearance of the dwelling and its surroundings and the effects on the amenities of neighbouring residential occupiers.

Visual amenity

The front extension will appear from the road as a modestly proportioned addition that will align with the current house frontage projection outrigger. Whilst of a different elevation finish to the fully glazed corresponding front extension of the adjoining dwelling, it will still be of an acceptable design. By virtue of this and the materials that would match those on the host property, the extension will not be unduly prominent in the street scene. The front and rear ramps with their low-level railings will be noticeable in the street but not such that they will be unduly obtrusive or disruptive to the visual amenities of the area or the appearance of the dwelling.

Neighbour amenity

None of the proposed changes to the dwelling would result in loss of privacy for neighbouring occupiers, the extension having no new flank windows and the ramps being low level. Nor would they lead to any material loss of light or impression of dominance.

Flood Risk

The site sits within an area identified by the most recent District SFRA as being within 2 & 3. However a Flood Risk Assessment has been submitted with the application to demonstrate that the proposal would be designed to offer sufficient protection against flood risk.

Recommendation APPROVE for the reason:

The extension, ramps and railings would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

Subject to:

1. Standard 3 year time limit

2. Materials to match existing dwelling

3. Permission relates to approved plans:

1:1250 Site Location Plan; 1:500 Block Plan drawing no. 0319/4A and drawing nos. 0319/1A, 0319/2A, 0319/02B and photographs all received on 02.10.13.

Informatives:

1 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.

2. It is advised that the development hereby approved should be constructed so that the floor level within the porch will be set no lower than existing levels AND, flood proofing of the proposed development will be incorporated where appropriate in accordance with `Improving the flood performance of new buildings' CLG (2007).

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

Case Officer: L Simmons **Date: 06.11.13**

Authorised by: Jo Morin **Date: 7 Nov 2013**