Expiry Date – 13/12

Development Control – Delegated Officer Report

Application Number: AWDM/1650/19 Recommendation – Grant

Site: 167 Brighton Road, Lancing

Proposal: Single storey rear/side extension (existing store and conservatory removed)

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 3/12

Site and Surroundings

This application relates to a large semi detached house on the north side of Brighton Road just west of Penhill Road.

The property has been extended into the roof. It also has a side conservatory into the original side return and a further wrap around rear conservatory with a high mono pitched roof.

The house is not in a conservation area and is not listed.

Proposal

Planning permission is sought to replace the existing side and rear conservatories and to replace them with brick constructions. These extensions will run the length of the shared boundary with 165 to a depth of 9.71 metres. The eaves height is 2.65 metres and the ridge height of 4.1 metres.

Relevant Planning History

08/1030 - Retrospective application for replacement PVCu windows. Granted 22.6.09

06/1047 - Change of use from offices to 2 no. self contained flats. Granted 30.10.06

L/116/00 -'Lean-To' Conservatory On West Side Of Rear Projection. Granted 24.8.00

Consultations

Lancing Parish Council: No objection.

Representations

Two representations received.

The freeholder of 165 wants the council to ensure the proposed foundations do not encroach onto 165.

169 – fully supports the application.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
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.

Neighbour amenity

The rear extension is 3.71 metres deep and set off the east boundary by 2.6 metres. It will not be harmful to occupiers at 169.

No. 165 is converted into 2 flats. The ground floor flat has a rear bedroom window in the main rear wall. In its outrigger, facing the site it has a bathroom window and a utility addition only.

The existing side conservatory addition extends 5.5 metres along the shared boundary with No. 165 and it has an eaves height of 3.3 metres.

The proposed extension will extend a lot further along this shared boundary but at a reduced eaves height of 2.65 metres. Whilst not glazed and lightweight as at present the extension is to be rendered and painted white to match the existing house.

It is not considered that this extension will have any greater impact on the bedroom window in the ground floor flat at 165. No other habitable room will be affected.

In response to the comments from the freeholder of No. 165 the applicant's agent has said:

'The Proposed extension is set back away from the boundary so as foundations and eaves will not encroach over it.'

Character

The proposed extension will replace two untidy uPVC additions at the rear of this house. It will have a more attractive pitched roof at a lower scale.

It will not be visible from the road. It is acceptable in character terms.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years.
3. Materials to Match
4. No side windows.

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 6.12.19

Authorised and signed by: Peter Barnett Date: 6 December 2019