Expiry: 10/10

Development Management - Delegated Officer Report

Application Number: AWDM/1061/24 Recommendation – Grant

Site: 3 Firle Road, Lancing

Proposal: Rooms in roof comprising of changing end hipped roofs to gable walls and a rear dormer window with Juliet balcony

Date of site visit: 27/9

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached pitched roof bungalow on the south side of Firle Road with a prominent front gabled addition. The bungalow is at considerably lower level to the road as the road slopes down from the north and west.

Properties either side would have been built as bungalows but both have been extended into the roofspace. A vehicular rear access runs between the back of 1, 3 and 5 Firle Road and 1-13 (odd) Derek Road. Opposite the site are chalet bungalows on higher ground set back from the road behind mature gardens.

The site is not in a conservation and is not a listed building. There are no TPO's on the site.

Permission is sought to gable both sides of the main roof and to add a large dormer with Juliet at the rear. The main roof is to be retiled in a grey Sandtoft Calderdale tile and the gables and dormer clad in white Cedral composite cladding.

Relevant Planning History

L/123/82 - Extension to side (including hipped roof) to form bedroom & lounge extension. Granted.

Consultations

Lancing Parish Council: supports the application.

Representations

One objection received from No. 8 summarised as:

Overly dominant, incongruous, out of character. Hipped roof and smaller dormer would be more symmetrical.

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Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves 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

Many of the properties in Firle Road have gabled roofs and a variety of front and rear dormers. The site looks towards the rear of properties in Derek Road many of which have wide rear dormers.

The proposed extension will not be out of character and there is sufficient separation between 1, 3 and 5 Firle Road for it not to appear cramped in the streetscene.

The proposed materials are acceptable. White cladding has been used on dormers at No. 7 with grey cladding opposite at 8 and a mix of cladding colours in Derek Road and St James Avenue.

Residential amenity

No. 1, has no side windows. No. 5 has secondary side windows including in the gable. There is sufficient separation between 3 and 5 to avoid any significant loss of light or outlook. There is more than 22m between the site and the rear of properties in Derek Road to the south, which is sufficient to avoid harmful overlooking.

Recommendation

APPROVE

Subject to Conditions:-

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

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

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:	MOK	Date: 8/10/24
Authorised by:	Peter Barnett	Date: 8 October 2024