Expiry Date – 8/12, ppa to 31/12

Development Control – Delegated Officer Report

Application Number: AWDM/1667/20 Recommendation – Grant

Site: 135 Brighton Road, Lancing

Proposal: Proposed loft conversion with hip to gable enlargement, rear dormer and front rooflights. Single-storey extensions to rear (north) and west side elevations.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: Applicant's photos/Google streetview

Site and Surroundings

This application relates to a semi detached house on the north side of Brighton Road opposite Lancing Green. The adjoining semi has not been extended. Houses either side are detached and of a different design with two storey flats further east.

The property is not in a conservation area and nor is it listed.

Proposal

Planning permission is sought for a raised gable, rear dormer, front rooflights and single storey side and rear extensions.

Since originally submitted the application has been revised to remove a large front dormer and to reduce the depth of the rear ground floor extension to 3.5 metres.

Relevant Planning History

None.

Consultations

No objection.

Representations

1 letter of support from No. 133
1 letter of objection from 52 Cecil Road on the grounds of:
Overlooking, loss of privacy, design and over development. Other properties have east facing dormers with obscure glass.

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'.
WSCC Guidance on Parking at New Developments (Sept 2020).

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 and the impacts of the development on neighbour amenity.

Character

The raised gable and rear dormer have a volume of 50 cubic metres. Now that the front dormer has been removed from the application the roof extensions are permitted development. Front rooflights now proposed also do not require planning permission. The side extension is also permitted development. The rear extension cannot be seen from the public realm.

Neighbour amenity

The rear dormer is permitted development. Nonetheless there is at least 26 metres back to back between the site and neighbour in Cecil Road with a garden length of 13 metres. No excessive overlooking will occur.

The side extension is very modest and also permitted development.

The rear extension has been reduced in depth to 3.5 metres. It is 3 metres in height. It complies with DM Std 2.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *No side windows*
5. *Utility side window obscure/non-opening below 1.7 m*

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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? Y

Case Officer signed:	MOK	Date: 24.12.2020
Authorised and signed by:	Gary Peck	Date: 24 December 2020