Development Management - Delegated Officer Report

Application Number: AWDM/1777/14 Recommendation – Approve

Site: 1 Browning Road, Lancing, West Sussex BN15 0PY

Proposal: Change of use from two flats to single dwelling with extension to existing dormer on north elevation. Remove existing balcony and erection of porch to west elevation.

Date of site visit: 6 January 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached two storey property on the corner of Mill Road and Browning Road which was formerly in use as two flats. The upper flat was accessed from a front door facing Mill Road and the ground floor flat was accessed from a rear door accessed from Browning Road. A large flat roofed dormer was constructed on the north side of the building at the time of the conversion, with a first floor balcony on the west side.

It is proposed to convert the property back into a single dwelling. An extension to the existing north facing dormer is also proposed. It will result in the dormer extending the full length of the roof, being built off the outer wall and having the appearance of a two storey flat-roofed extension. It will be tile hung to match the existing dormer and sloping roof tiles.

The first floor balcony is to be removed and the first floor door replaced with a window. A new pitched roof is to be constructed in its place to cover the existing front door porch. On the east side, the existing front door serving the upper flat is to be removed and replaced with bi-fold glass doors.

Relevant site history

L/56/61 – Conversion to 2 self-contained flats

Various applications for extensions

Consultations

Lancing Parish Council: No objections

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2, AH5, AH6, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises replacing two flats with a single dwelling and will result in the net loss of one dwelling. However, the proposal will result in the restoration of a 4 bed family dwelling in an area largely characterised by family dwellings and can be supported in principle. Furthermore, the Proposed Submission Adur Local Plan 2014 explains that the SHMA indicates that flats should not be the principal type of new housing in the future, given the increasing demand for family housing. The relevant issues are therefore the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the building and its surroundings.

Visual amenity

The proposed extension of the ‘dormer’ on the north side of the building will be built off the outside wall with no gap to the eaves and it will have the appearance of a 2 storey flat roofed extension. It will be unsympathetic to the character of the original building but it is considered that the harm arising from the proposed extension will not be sufficient to warrant refusal. This is because the existing dormer extension is flush with the front elevation of the building and sits prominently on the NE corner of the building, visible from Browning Road and Mill Road. It is considered that, in terms of visual harm, the existing extension is already prominent and the proposed extension will not result in a significant increase in harm.

The amount of fenestration in the existing extension will be reduced while the proposed extension will be finished in tile hanging and brickwork to match the existing.

At the front, the existing entrance door to the ground floor flat is to be removed and replaced with bifold patio doors. The applicant has explained that the entrance to the dwelling will be from the rear in Browning Road and the garden fronting Mill Road will become the rear garden. A new fence is proposed to close off the existing driveway (which is subject to planning permission). While such doors are not normally expected to be on the most prominent elevation of a building, it is not considered that the alteration is unduly harmful.

The new roof over the porch will have limited visual impact.

On balance, it is not considered that the proposal will result in unacceptable visual harm.

Residential amenity

The proposed side extension will face across the road towards the front of 4 Browning Road. That property is reasonably well screened by a boundary hedge and the new windows to the extension will serve bathrooms and a stairwell and are likely to be obscure glazed (it is not considered necessary to require them to be obscured given the distance involved to No.4, which is in excess of 22m). The extension and other alterations are sufficiently distant from shared boundaries with neighbours to avoid any unneighbourly impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Approved plans

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: 26 January 2015

Authorised by: Gary Peck Date: 26 January 2015