Development Management - Delegated Officer Report

Application Number: AWDM/0096/21 Recommendation – Approve

Site: 197 Brighton Road, Lancing

Proposal: Single-storey extension to front (south) elevation including terrace at first floor level.

Date of site visit: 10 February 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling on elevated ground on the north side of Brighton Road. It is proposed to extend across part of the front and west side of the property with a pitched roof extension. The pitched roof will be extended over an existing flat roofed extension on the west side. Rooflights are also proposed in the new roof. The existing pitched roof over the front porch is to be removed to enable a flat roofed terrace to be formed at the end of the extension. New first floor doors to access the terrace are also proposed. New boarding will be used on the existing and proposed front gables.

Relevant Planning History

AWDM/0913/11 - Ground and first floor extension to west side (including balcony over existing flat roof at rear), flat-roofed dormer on east side and extension to front porch

Consultations

Lancing Parish Council: No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises 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

The extension is at the front and side but it does not project further forward than the existing porch and has a subsidiary roof height. It is considered to be an acceptable addition in visual terms.

Residential amenity

The extension will not cause harm to neighbouring residential amenity given its low scale and distance from neighbours. While the application property is set further back in its plot than No.195 to the west, the extension will not cause a loss of light or overlooking.

The front terrace is sufficiently distant from the boundary to also not cause a loss of privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

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: 2 March 2021

Authorised by: Gary Peck Date: 2 March 2021