Development Control – Delegated Officer Report

Application Number: AWDM/0989/14 **Recommendation – APPROVE**

Site: **8 Vincent Close, Lancing**

Proposal: **Single storey flat roof rear extension; 2 no. front dormers and hip to gable roof extension with rear dormer**

Date of site visit: 11.08.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located within a small residential cul de sac comprising bungalow properties. The application property is a semi-detached bungalow which has not been previously extended. Other bungalows within Vincent Close and the surrounding roads have been extended with dormer additions and single storey rear extensions.

This revised scheme has been submitted subsequent to the previous withdrawn application AWDM/0481/14 which sought planning permission for a two storey rear extension and a hip to barn end roof extension. Concerns were raised regarding the design and scale of the proposed two storey extension which was not considered to be sympathetic to the original modestly proportioned bungalow.

The proposal seeks planning permission for a single storey rear extension, a hip to gable enlargement and dormer extensions within the front and rear roof slopes. The proposed single storey extension to the rear would measure 3.3 metres in depth, 6.8 metres in length and 2.7 metres in height. The rear extension would incorporate a flat roof and brickwork and render to match the existing bungalow. The proposed rear dormer would incorporate a flat roof and tile hanging to match the existing bungalow. The proposed hip to gable enlargement would extend in line with the existing ridge line of the existing bungalow and be tile hung to match the existing bungalow.

Planning History:

AWDM/0481/14 – Planning application withdrawn for a hip to barn end roof extension and ground and first floor rear extension

Consultations:

Lancing Parish Council has raised no objection to the application.

Representations:

The occupiers of 21 and 27 Elms Drive have raised concerns that the proposed rear dormer windows would overlook their gardens/properties and cause them loss of privacy.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, 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

There is no objection to the principle to the proposed development which involves extensions to an existing dwelling house.

Visual amenity

The character of development within Vincent Close and the surrounding roads are bungalow properties many of which have extended into the roof space, as a result of this dormers and hip to gable extensions are visible from the street scene. The application property is a modest bungalow which is the end property on the southerly side of Vincent Close. The neighbouring dwelling to the east, 31 Elms Drive has had a rear dormer extension and single storey rear extension which are visible from Vincent Close. The proposed hip to gable enlargement and front dormers would be the most visible aspect of the proposed development from the road. However, due to the end plot location, the side profile of the rear dormer and single storey extension would also be visible from Vincent Close from the easterly perspective.

It is considered that the scheme has been significantly improved since the submission of the previous application AWDM/0481/14 which sought permission for a hip to barn end extension and a two storey rear extension. The two storey rear extension was a bulky addition to the rear which would have appeared out of proportion with the modest appearance of the existing bungalow. The proposed roof extensions incorporate several smaller additions to the existing roof space rather than creating a large two storey addition to the rear. It is considered that this approach makes the proposed extensions appear more subservient to the existing bungalow and other extensions which have been added to other bungalows within the road. The appearance of the dormers within the front roof slope has also been softened by setting them into the roof slope and incorporating pitched roofs. All the materials incorporated in the proposed extensions would match the render, brickwork and roof tiles on the existing dwelling.

Residential amenity

Whilst no letters of neighbouring objection have been received, the occupiers of 21 and 27 Elms Drive have raised concerns regarding the loss of privacy

that would be caused by the rear dormer windows. No. 21 Elms Drive is situated to the south of the application site and No. 27 Elms Drive is located to the south-east of the application site. The proposed rear dormer would incorporate two windows in the rear elevation, one would serve a bathroom and one would serve a bedroom. No windows would be incorporated in the side walls of the dormer to the east or west or the easterly gable end extension. The dormer windows would face south and given the south-easterly angle of No. 27 Elms Drive, it is considered that the windows would not look directly into the neighbour's rear garden or conservatory. To the south, the neighbouring garden serving No. 21 Elms Drive would be distanced approximately 11.9 metres from the proposed rear dormer windows. Given the separation distance involved it is not considered that the proposed windows would cause any direct overlooking into the neighbour's garden to the south.

The proposed single storey extension would be partly screened by the 2.5 metre high hedge and fence screening situated to the south and easterly boundaries. To the west the proposed single storey rear extension would sit adjacent to the neighbouring bungalow's single storey extension, whilst the proposed addition would extend further than the neighbouring addition, it is considered that the proposed extension would not cause any loss of light to the westerly neighbouring property.

Recommendation

APPROVE

Subject to Conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Location Plan, Drawing No. aw07/14/3 Page 3, Received on 15th July 2014.
   Title: Block Plan, Drawing No. aw07/14/3 Page 4, Received on 15th July 2014.
   Title: Existing Floor Plans, Section & Elevations, Drawing No. aw07/14/4 Page 2, Received on 15th July 2014.
   Title: Proposed Floor Plans, Section & Elevations, Drawing No. aw07/14/3 Page 1, Received on 15th July 2014.

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The materials and finishes of the external walls and roofs of the extensions hereby permitted shall, prior to commencement of use of

the extensions, be completed to match in colour and texture those of the existing building.

Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur Local Plan 1996.*

4. No windows – Easterly & Westerly Elevations

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Rebecca Tier Date: 28th August 2014

Authorised by: Gary Peck Date: 28 August 2014