# Development Management - Delegated Officer Report

**Application Number: AWDM/0978/21 Recommendation – APPROVE**

**Site: 9 Irene Avenue, Lancing, West Sussex**

**Proposal: Proposed loft conversion (hipped to gable) with 3 no. front roof lights, rear flat roof dormer with Juliette balcony and single storey rear extension.**

**Date of site visit: 6th July 2021**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

## Proposal, Site and Surroundings

The application site is a detached hipped roof bungalow on the west side of Irene Avenue. A unique property within the street being set back between a row of two storey properties and semi- detached bungalows, terraced properties are opposite. Permission was initially sought for hip to gable side roof extensions with a ground and first floor rear extension with Juliette balcony, render was proposed for the ground floor and dark weather boarding for the first floor. Roof lights were proposed to the front roof slope. Officers advised that the works could not be supported due to the rear extension representing a two storey extension to a bungalow, a large and bulky feature of poor design out of keeping with the character of the bungalow and surrounding area. Amended plans have been received which show the rear extension replaced with a rear flat roof dormer and single storey flat roof extension. The hip to gable extension to the roof remains and the use of materials with dark weather boarding for the dormer and render to the ground floor. A window is proposed in the side elevation of the original house on the south and north elevations with a door also on the north.

## 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**

When viewed from the street the hip to gable roof extensions will be visible. They will change the appearance of the bungalow and increase the roof bulk. The front roof lights will also be visible. It is however considered that this form of development can be supported in this case. The increased bulk of the roof and change in design will give rise to a bungalow of a different form however its unique position and character allow for this variation and the extreme variation in character and appearance of the adjacent properties allow for such additional change. In addition works such as this which extend the roof to either side can be carried out under permitted development and in principle this development could be permitted development therefore difficult to resist in this case.

The rear dormer although not visible within the street scene will be visible from surrounding properties and within the wider context due to its scale. There are other examples of rear flat roof dormers which can be seen within the street scene within the context of this development and this development would therefore not be out of character, in addition this development in principle could be carried out in a similar form as permitted development and the impact would be similar. The single storey extension is modest in scale and not visible within the street scene. It is considered that the development in its entirety is an improvement on the originally submitted plans and represents development that, on balance and in considering the ‘fall back’ position in terms of permitted development, can be supported here.

**Residential amenity**

The main properties to be affected in this case are those directly either side of the site and to the rear. The works will be visible from the properties opposite however no adverse impact will occur.

To the north is a two storey dwelling set closer to the highway than the application site, there is also an access road to the side in between the site and the neighbouring property. The additions to the dwelling will not result in any loss of light, privacy or outlook. The side window and door will be solid/obscurely glazed as stated on the plans. The additional bulk to the bungalow will still allow for a small scale development in relation to the adjacent two storey dwelling.

To the south is a bungalow again set forward closer to the road. The main part of the development is set back to the rear of the neighbouring property. There is also the neighbouring garage directly adjacent allowing for some separation. There will be increased bulk adjacent to the boundary with the rear dormer and hip to gable extension and the rear extension however as much of this could be built under permitted development this is difficult to resist. There is some impact upon the rear garden area however the rear of the bungalow is set in from the boundary due to the adjacent garage. On balance this can be supported and there is not significant

adverse impact. The proposed side lounge window is adjacent to the boundary and due to the positon of the properties will face toward the rear part of the garden. It is however not considered that there would be any significant impact due to the boundary fence offering screening up to 2 metres and again the insertion of a window in the original dwelling house could be carried out under permitted development. Support can therefore be given here.

There rear dormer faces towards a two storey purpose built flat building there will be some mutual overlooking here however this is no greater than would occur with two storey houses back to back, again a dormer could be built here under permitted development giving rise to a similar impact.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing with render and weather boarding.
4. No additional windows on the north or south elevation of the extension or dormer side window on north obscurely glazed and utility solid door.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 19th July 2021

Authorised by: Peter Barnett Date: 19 July 2021