Development Control – Delegated Officer Report

Application Number: AWDM/0428/13 Recommendation – Approve

Site: 23 St James Avenue, Lancing, West Sussex

Proposal: Demolition of existing conservatory and porch, erection of rear gable extension including raising of ridge to form first floor accommodation.

Date of site visit: 29th May 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow within a street of similar dwellings. There is a flat roof section of building with dummy pitch roof and a single garage to the side with flat roof visible from the front of the building. To the rear there is a conservatory and porch/conservatory to the side of the kitchen. There is a front garden with parking to the front of the garage.

Ground level drops from north to south therefore the height of the boundary fence on the northern boundary is higher than that to the south. There is also a step down to in garden levels to the south side of the existing conservatory.

Permission is sought to enlarge the existing bungalow to create first floor accommodation including the infill and increase in height of the flat roof to the front to form a full hip, raising of the ridge from 4.7 metres to 6.2 metres, extending to the rear by 4 metres with a rear hip.

The existing conservatory and side porch are to be removed and the rear extension is to provide an enlarged dining area and kitchen. At first floor two bedrooms and a bathroom are to be created. The plans as originally submitted showed the rear part of the extension to be a gable with julliette balcony. The plans have since been amended in line with officer advice that the proposed extensions should be reduced in bulk and be subservient to the host building. The gable has been reduced to a hip with the removal of the julliette balcony and the provision of a velux cabrio rooflight to the rear.

Consultations

Lancing Parish Council: No objections (although the apparent size of the extension was of some minor concern).

Representations: No third party representations have been received.

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

The proposal comprises upgrading of 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 character of the street scene would not be detrimentally impacted by the proposed development. The bungalows within the street are of various designs with differing roof forms some of which have been altered and extended. The change in levels also allows the changes in roof form and building heights to be less apparent. The front elevation will be altered with the front flat roof addition being incorporated into the new raised ridge. The main roof when viewed from the street will be of pyramid form with an increased height of 1.5 metres. This will be inkeeping with the existing front pitched roof projection. The increased bulk and height of the roof when viewed from the street is considered to be acceptable within the context of the existing street scene.

The proposed roof extensions combined with the 4 metre rear extension increase the bulk and size of the existing modestly scaled bungalow. However it is considered that with the reduction in roof bulk to the rear with the alteration from gable to hip that the development is considered to be in keeping in design and scale and provides an extension which is subservient to the main dwelling. The main bulk is to the rear of the site and is therefore not visible within the street scene.

Residential amenity

The main properties to be affected are those either side of the site, no. 25 to the north and no. 21 to the south. No. 25 is a detached bungalow at a higher level than the application site. When visiting the site and viewing the rear of the adjacent bungalow it is clear that the windows on the rear elevation nearest to the boundary with the site are small secondary windows or those serving non –habitable rooms. The main windows facing to the rear and rear conservatory are set away from the boundary by approximately 9 metres and approximately 12 metres from the proposed extension. It is therefore considered that on the basis of the above and that this adjacent bungalow to the north is at a higher level then the proposed extensions and alterations would not result in any adverse impact with regards to loss of light or overbearing impact. Three velux rooflights are proposed on the north side of the roof slope serving the bathrooms and stairs. The plans show these to be obscurely glazed. A condition is also attached to state that these windows should also be fixed shut unless they are more than 1.7 metres above finished floor level of the room they serve.

To the south is no. 21, this bungalow's position is similar to that of the application site. As proposed the bungalow at no. 23 will extend 3 metres deeper than the main part of this adjacent bungalow. There is also a single storey rear extension to the south side. There would be a distance of 4 metres between the proposed extension and the side of no. 21. Due to the positioning and relationship between these dwellings it is not considered that there will be any loss of light or overbearing impact as a result of the proposed extensions as amended. As above a condition is attached to ensure that the velux on the southern elevation is fitted with obscure glazing and non-openable except for where the window is above 1.7 metres finished floor level of the landing which it serves to avoid any overlooking.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. The glazing in the north and south side roof slope shall be obscured and fixed shut except that part which is above 1.7 metres above the floor of the room in which the window is installed.
4. No windows on the north and south elevation of the extension hereby permitted.
5. Approved plans

Informative

1. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

2. 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 letter(s) of representation? N

Case Officer: Hannah Barker Date: 17th June 2013

Authorised by: Jo Morin Date: 17 June 2013