expires 6/10

Development Control – Delegated Officer Report

Application Number: ADC/0315/09 **Recommendation – Permit Application**

Site: **10 Pratton Avenue Lancing West Sussex BN15 9NU**

Proposal: **Single-storey rear extension, north side garage, and rooms in roof (with part-hipped side gables, front rooflights and rear dormer)**

The Application

The application property is a detached bungalow on the east side of Pratton Avenue. It has a predominantly hipped roof but with a gablet on the north side. Permission was granted in October 2008 (ADC/0418/08) for a single storey side and rear extension which came to within 1m from the side boundary with 12 Pratton Avenue to the north. The side extension had the same eaves height as the existing building (2.3m) and extended the hipped roof at the side of the building up to the main ridge, removing the gablet and visually balancing the roof. A single storey rear extension was also proposed.

This application seeks to revise the approved scheme, primarily by not including a side extension (save for a single storey garage), with the alterations now comprising a rear single storey flat-roofed extension with dummy pitch. The roof of the bungalow is to be extended at both ends to form half-hips with a dormer window running across much of the rear roofslope. As amended, the depth of the dormer has been reduced from 4.5m to 3m so that it no longer sits on the flat roof of the proposed ground floor extension.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – Objects to the original design which is considered to be out of character with the rest of the street. The dormer is too large.

Third Parties

1 letter received from the occupiers of 5 Pratton Avenue stating no objections

Relevant Planning Policies and Guidance

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' PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

DC Standard No.3 states that dormers should not be so large that they over-dominate the dwelling. A large amount of the original roof should still be clearly visible. Two small dormers will often be more acceptable than one large one.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The proposed extension when viewed from the street will have more impact on the appearance of the building than the previous scheme. The roof extension, particularly to the south side, will increase the bulk of the dwelling but it is considered that the half-hipped roof that is proposed will maintain some of the character of the existing building and will not appear too out of keeping with the adjoining hip roofed bungalows. Four rooflights are proposed at the front as there are to be no windows in either side of the extended dwelling.

The proposed garage will be on the north side of the bungalow level with the front of the existing dwelling. It will have a pitched roof at the front to improve its appearance in the street with a flat roof behind.

At the rear the extension will add a substantial amount of accommodation to the property. However, the bungalow sits within a large plot and will retain a

23m deep rear garden. While adding significant depth to the bungalow, the proposal is single storey for much of the extension and will not dominate the existing building to an extent worthy of justifying a refusal of the application.

The proposed dormer is a large addition, projecting 3m from the rear roofslope and spanning almost its entire width. However, it is set in from the sides by over 1m and has a hipped roof design. Its amended design has considerably reduced the bulk of the dormer and it now sits within the original roofslope, albeit being built off the original rear wall of the dwelling. However, the dummy pitched roof around the edge of the ground floor extension will hide the bottom of the dormer and improve the appearance of the extension overall.

It is not considered therefore that the proposal will harm the character and appearance of the dwelling or its setting.

Residential amenity

The occupiers of 12 Pratton Avenue expressed concern at the previous proposal which predominantly extended the dwelling on its north side. The current proposal now largely extends the bungalow at the rear, maintaining the distance between dwellings on the north side. The proposed garage extension is towards the front of the dwelling on the side and will be flat roofed with the exception of a pitched roof at the front. This will not affect the light or outlook at No.12.

At the rear, the increased depth of the extension will bring the properties in line. Consequently, in spite of the depth being greater than that which would normally be considered acceptable, there will be no adverse impact on the occupiers of no.12.

To the south, no.8 Pratton Avenue is angled away from no.10 and the extension will be 10m from the nearest corner of no.8. The addition of the half hip on the south side will increase the bulk of the roof but it will not affect light or outlook at No.8. There will consequently be no adverse impact on the occupiers of that property or to the properties to the rear.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci
2. C12Eii
3. C14Ai This permission relates to the amended plan (drawing no. 477/03 Rev.A) received on 24 September 2009.... AH7

Case Officer [redacted] Date 24/9/09

Planning Services Manage [redacted] Date 24/9/09

Chair of DC Committee [redacted] Date 1/10/09