Expiry Date - 22/03/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0118/12 **Recommendation – APPROVE**

Site: **33 Norbury Drive Lancing West Sussex BN15 0QQ**

Proposal: **Gabled rear extension (with full height rear glazing) and flat-roofed garage on south side (with new driveway)**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a gable roof detached bungalow within North Lancing. The site slopes steeply to the north, towards the rear of properties in Ring Road, detached two storey dwellings. To the south and opposite to the east are detached bungalows in Norbury Drive. There is an existing detached single garage to the north side of the bungalow.

Permission is sought to extend the bungalow to the rear by 5.2 metres the full width of the building. The ridge will be extended at the same height as existing, 5.8 metres. The extension will provide an open plan lounge/kitchen/living space with a vaulted ceiling. The central part of the rear elevation is glazed to eaves height with 4 velux windows on the southern roof slope. A window is proposed in the northern elevation of the extension.

Also proposed is a single, flat roof garage to be attached to the southern side of the bungalow adjacent to the proposed extension. The garage is 3 metres wide and 6.9 metres long. It has a maximum height of 2.9 metres.

Representations

Lancing Parish Council: - Committee was concerned with the loss of privacy to the neighbouring property, which would be overlooked. Whilst it did not object to the proposal in principal it was suggested that applicant might give some consideration to installing some form of frosted or opaque glass to above ground level.

Third Parties: - 1 objection received from the owner of 18 Ring Road stating that the extension would change the character of the existing building considerably. There would be significant loss of light during the winter months and the spectacular sea views from the property would be completely obscured. If the height of the ridge was reduced the view would be unobscured and the objection would therefore be withdrawn.

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

Principle

Policy AH7 of the Local Plan states that extensions and alterations to dwellings 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.

Supplementary Planning Guidance is contained in DC Standard No. 3 'Extensions and Alterations to Dwellings.' This states amongst other things that the most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and street scene generally.

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 acceptable.

Visual amenity

Due to the change in levels the proposed rear extension would be obliquely visible when viewed from the approach to the south, the garage only would be visible directly from the front. It is considered that the proposed rear extension is in keeping in design and scale with the existing bungalow. The ridge line is continued which matches the simple design of the building. The extension is not overly dominant and ample garden space remains therefore the proposal does not represent over development of the site.

The glazing on the rear elevation is a unique feature which does not cause any adverse impact with regards to design and appearance. The extension will be constructed with brick and tile to match existing. New windows and doors will also be used to match existing.

The proposed garage is set back from the front of the bungalow, is of flat roof design and on lower ground level to the house. It is therefore subservient in scale and design to the bungalow.

Residential amenity

An objection has been received from the owner of no. 18 Ring Road to the north. This property is at much higher ground level than the site and is a two storey detached house. The objection is that the proposed extension will reduce and block the view and aspect currently enjoyed by the occupiers of the neighbouring dwelling. The planning officer has visited this property and viewed the site and it is acknowledged that by continuing the existing ridge line across the extension will result in some loss of a distant view. This is unfortunate however on the basis that the extension will not result in any significant loss of light, overbearing impact or loss of privacy, with the extension being approximately 20 metres away, then there would be no grounds for refusal in this case. Development Control Standard no. 3 states with regards to outlook that, "the fact that a neighbour may be able to see an extension would no in itself make a proposal unacceptable..... the loss of a distant view would not normally be considered a valid reason for refusing an application. "

The Parish Council have commented on the issue of overlooking to neighbouring dwellings. The rear glazing is approximately 20 metres from the rear boundary of the site beyond this is the rear garden of no. 14 Ring Road therefore this will not result in any loss of privacy. Similarly the proposed north facing ground floor window is 20 metres from the dwellings to the north and therefore no degree of overlooking would result that would warrant a refusal. The velux on the southern roof slope will not overlook no. 31 Norbury Drive to the south due to the change in levels and there are no windows on the northern roof slope of the neighbouring bungalow.

No. 31 Norbury Drive to the south is 3.5 metres from the proposed garage extension. Any loss of light or overbearing impact is considered to be acceptable due to the windows on the northern elevation being secondary windows or serving non-habitable rooms. This side of the bungalow also receives limited light due to it being north facing, the change in levels and the proximity of the neighbouring bungalow also contribute to this. The side elevation of the garage will be rendered to reduce the impact and loss of light to the neighbouring bungalow.

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 policies of the Adur District Local Plan (AG1, AH7).

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 external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.
Reason: - In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.

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

Drawing no. PL1 – Rev B – received 8th March 2012

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

Informatives

1. 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.
Reason: -For avoidance of doubt and in the interests of proper planning.

Is recommendation contrary to any representations? Y

Case Officer signed: Hannah Barker Date:12th March 2012

Authorised and signed by: [redacted] Date: 15/3/12