Expires 15/10/07

Development Control – Delegated Officer Report

Application Number: ADC/0518/07 **Recommendation – Permit Application**

Site: **44 Grand Avenue Lancing West Sussex BN15 9PZ**

Proposal: **Loft conversion with gable end roof extension and rear dormer**

The Application

The application site is a semi-detached house located on the east side of Grand Avenue, Lancing. It is bounded to the south by further semi-detached pairs and to the north by the attached house, a property that features an unusual dormer in its north side roof hip and a rear dormer, both of which were constructed under Permitted Development.
Grand Avenue has been developed with primarily semi-detached houses to the south and terraced houses on the northern end of the road. Four of the semi-detached houses have expanded their roofs into full gable ends whilst most have rear extensions and/or rear dormers.

This application seeks permission to extend the hipped roof into a gable end and add a dormer into the rear roof plane as part of a loft conversion for an additional bedroom and ensuite bathroom. A stairwell window will be added into the gable end whilst two windows will be located in the rear dormer to serve the bedroom and ensuite. The rear dormer will sit 0.2 metres off the ridge line, level with the neighbour's dormer, with a width of 5.2 metres. Following amendments, this width has subsequently been reduced to 3.9 metres and a part hip introduced onto the gable end.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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.
The Council's Development Control Standard No.3 states that dormers 'should not be so large that they over-dominate the dwelling' and should allow a large amount of the original roof to be visible. Roof extensions should respect the scale, character, symmetry and appearance of the existing dwelling, particularly on semi-detached properties.

Visual Amenity
The hip to gable extension as proposed does not meet the above policies as it unbalances the semi-detached pair. Although it is noted that other properties in the street have identical roof extensions, these were constructed under permitted development. No.21 applied formally for a full gable extension (L/82/99) that was refused on the grounds that the gable was out of keeping and the rear dormer too large. In this instance though, given the hipped side dormer on the adjoining house, it is considered that the hip to gable extension would be acceptable if it were part hipped to match the dimensions of the adjoining property's roof, thus adding symmetry to the pair.
The rear dormer proposed also does not meet the required standards as it clearly over-dominates the rear roof plane leaving

minimal roof space either side. Its position 0.2 metres off the ridge line and 1 metre away from the rear wall is deemed acceptable though.
Amended plans were sought that reduced the width of the rear dormer by 1.3 metres to allow for a part hip to be introduced into the gable end. The amended plans received were still unacceptable however as the part hip proposed was smaller than the adjoining property's hip whilst the dormer was reduced by 1.3 metres but moved central to the roof plane and too close to the hip. Further amended plans were thus sought and received that enlarged the part hip accordingly and further reduced the width of the rear dormer from the part gable end by 0.5 metres.
The proposal now adds an element of symmetry to the pair with the dormer sitting comfortably and proportionally in the rear roof plane. It thus meets the design requirements of above policies and is considered to be an acceptable proposal.

Residential Amenity
Although a stairwell window is proposed in the part gable, this will not impact on neighbouring privacy due to the proximity of the neighbouring pair. The rear dormer windows will offer marginally more overlooking of neighbouring gardens but to no significant degree that could warrant refusal. The nearest property to the rear is 38 metres away across a rear access track and gardens. This is far in excess of the minimum 22 metres as required by the DC Standard so as to prevent overlooking.

Access and Parking
The expansion into a four bedroom house will not impact on the parking requirements of this house. Already a frontal hardstanding exists that caters for two vehicles whilst the rear garden has a garage access from a rear track, the total of which is more than sufficient.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C14Ai: '...received on 12 October 2007 and not...Reason:...policy AH7 of the ADLP and DEV1 of the WSSP.'

Case Officer.....

Date: 12/10/07.

Peter Latham