exp mw 19-10

Development Control – Delegated Officer Report

Application Number: ADC/0534/07 Recommendation - Permit

Site: 32A Annweir Avenue Lancing West Sussex BN15 9NF

Proposal: Loft conversion including roof extension to side and small rear dormer

The Application

The application relates to the upper flat of a converted two-storey end of terrace house on the west side of Annweir Avenue. The house itself is at the southern end of a terrace of eight houses and is of rendered brick construction with a plain tiled roof.

To the south, sited at an angle away from the application property is a pair of semi-detached houses (No's 34 & 36). Opposite is a similar terrace of eight houses, the southernmost having been developed in the roof with a part-hipped side gable and front and rear dormers. The road widens directly outside the southern neighbour (No.34) with the properties having longer front gardens and verges between the pathway.

The applicant proposes to extend the one bedroom flat into the roof to create a two-bedroom maisonette. The development would include the raising of the south side wall to create a part-hipped gable. There would be a small rear dormer 1.6m wide, by 0.7m high, with front and rear rooflights.

The property was granted permission to convert into 2 one-bedroom flats under L/10/06/TP and the addition of the side entrance door for the upper flat was permitted under ADC/445/06 as a revision to the earlier application.

Consultations and Representations

Third Parties: There has been one letter received from the property to the south (No.34) who states that the pathway between the two properties is a right of way for both houses and it should be kept clear at all times.

Lancing Parish Council: *No objection.*

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.

Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, and Appendix II ' Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

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.

Visual amenity

The proposed hip to gable extension would be of a similar size to that on the house on the opposite side of the street (No.31), both being visible from further down the street to the south due to the widening of the road outside No's 33 – 38. Whilst the area is made up of just hipped roof designs (other than as mentioned above) the terraces are so close together that the hip roof design is not visible until directly opposite and the terraces have the appearance of one long block.

It is considered that the size of the proposed part-hipped gable, due to the symmetry with the property opposite, would not detract from the character of the area. The lack of large dormers at front and rear of the proposal ensures that the roof extension would not be out of scale for the property.

The proposed rear dormer is very small and would not appear over dominant or boxy and is therefore acceptable in scale. It would serve to provide light for the stairs / landing and as additional head room and therefore would not have an adverse effect on the privacy of the neighbouring dwellings, or on the outlook or amount of light available.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci.
2. C12Ei

Case Officer:

Date: 02-10-07