Development Management - Delegated Officer Report

Application Number: **AWDM/0251/12** **Recommendation –** Approve

Site: 9 Lewis Road, Lancing

Proposal: Construction of hip to gable roof extension, front and rear dormer, juliet balcony to rear, and single storey rear extension with raised platform and steps to rear.

Date of site visit: 4 April 2013

Neighbours checked: Y

Additional neighbour notifications: 9.4.13 - neighbours re-notified of revised description to include platform and steps.

Proposal, Site and Surroundings
The site relates to a semi-detached bungalow located on the east side of Lewis Road. No. 9 is one of a pair of matching hipped roof semi detached bungalows which have no existing roof extensions. There is a rear extension at the northern side and conservatory at the southern side of the rear elevation. The ground level slopes down from north to south resulting in a change in level across the site frontage of approximately 0.3m and with No.7 to the south being set at a lower ground level.

Permission is sought for a hip to gable extension, front and rear dormers with a juliet balcony to the rear and a single storey flat roofed extension to replace the existing conservatory. The extension would continue at the same depth as the existing extension (which is to remain) which, together, would form an addition across the full width of the house measuring 3.6 metres in depth and 3.5 metres in height approximately with platform and steps to allow access the garden.

Materials are proposed to match the existing bungalow.

Relevant site history
None relevant

Consultations
Adur & Worthing Councils: The Environmental Health Officer has recommended a precautionary contamination condition.

Lancing Parish Council have no objections to the proposal.

Representations
One representation received from the occupier of a property to the rear of the application site objecting to the application on the grounds of loss of light and privacy and noise.

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

The site is not identified as being potentially contaminated therefore an informative is considered sufficient to advise the applicant of potential contamination.

Residential amenity
The comments raised in the representations are noted, however, although the roof extensions are relatively large, particularly the rear dormer extension, given the relationship with neighbouring bungalows and the distance of more than 35 metres to houses to the rear, there would be no significant impact on residential amenity in terms of loss of light, outlook or privacy as a result of these works. Any overlooking from the juliet style balcony would be similar to that caused by a window in the same position and so given the relationship with neighbouring dwellings and the presence of other rear dormer windows in the vicinity it is not considered to cause significant harm.

Turning to the rear extension, the existing extension adjacent to the northern boundary is to remain and so there would be no change to the impact on the occupiers of No.11 to the north (who also have a single storey extension of the same depth) as a result of the proposed extension to the south of this. The extension would replace the existing conservatory, extending approximately 0.3m deeper than the existing structure and at the same depth and height as the existing flat roof extension. Although the extension would be deeper and approximately 0.4m higher than the existing conservatory, there is a separation distance of approximately 3.5 metres between the side wall of No. 9 and the side wall of No. 7 to the south. Given this relationship, the size of the existing structure and site orientation it is considered that there would be no significant impact to the neighbouring occupier subject to a condition requiring obscure glazing to the side window. The applicant has provided amended drawings showing screening to each side of the rear platform in order to protect privacy.

Visual amenity
Although it would not be readily visible in the streetscene, the design of the rear dormer is unsympathetic and would result in a bulky and top heavy appearance to the bungalow and the hip to gable extension would unbalance the appearance of the bungalow in relation to the adjoining bungalow. However, these alterations, or similar, as well as rooflight windows could be carried out as permitted development and so this 'fallback' position needs to be taken into consideration.

The front dormer, although smaller, would still appear fairly large in relation to the recipient building, but would be less dominant in the roofslope than the rear dormer and is similar in size and position to others in the street.

There are many other examples of unsympathetic roof additions in the streetscene and wider area and so these proposals would not be significantly harmful to the character of the area and so a refusal on design grounds could not be justified. Its scale and proportions would be in keeping with the recipient building and the use of matching materials would help it to blend well with the existing building.

Therefore on balance, and having regard to the permitted development fallback position, the proposed roof alterations are considered acceptable.

Recommendation

Approve for the reason:-

Having regard to the permitted development fallback position and taking into consideration the character of the local environment, on balance the proposed development is considered acceptable and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently would not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)or the policies of the National Planning Policy Framework.

Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. Obscure glazing to side window
4. Screening to be installed before platform brought into use
5. Permission relates to approved plans:
   Unnumbered site location and block plans deposited 1 March 2013
   Drawing Number 13/08/1 entitled 'Existing Ground Floor' deposited 1 March 2013
   Drawing Number 13/08/2 entitled 'Existing Elevation' deposited 1 March 2013
   Drawing Number 13/08/3 entitled 'Proposed Plans' deposited 15 April 2013
   Drawing Number 13/08/6 entitled 'Proposed Elevations' deposited 9 April 2013

Informative:

- Contamination precaution
- 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? Y

Case Officer: Rebekah Smith Date: 23 April 2013

Authorised by: Peter Barnett Date: 24 April 2013