Development Management – Delegated Officer Report

Application Number: AWDM/0802/17 Recommendation – APPROVE

Site: 28 Seventh Avenue, Lancing, West Sussex

Proposal: Rooms in roof with side hip to gable roof extension to east elevation, rear dormer to north elevation and rooflights. Pitched roof to existing rear/side single storey extension to be replaced by flat roof with roof lanterns.

Date of site visit: 13.06.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a semi detached hipped roof bungalow within a cul de sac in Lancing. The pair of dwellings are clearly visible within the cul de sac and their main, original roof form is symmetrical. At the application site there is an existing detached building to the side, of flat roof design which appears to be used as a home office. In close proximity to this is an existing side and rear extension to the bungalow with hipped roof. The plot is narrow at the front widening to the rear therefore the side detached building is visible within the street yet the side extension is 'tucked' in to the rear of the site and less visible.

The application site is not within the North Lancing Conservation Area yet the rear boundary marks the boundary of the Conservation Area. Also directly adjacent beyond the rear boundary of the site is 61 Manor Road a Grade II Listed Building. This proposal therefore affects the setting of the North Lancing Conservation Area and the setting of a Grade II Listed Building.

Consent is sought to add a hip to gable extension to the bungalow with rear flat roof dormer, with roof lights to the front. The original plans submitted showed the rear dormer extending beyond the rear wall of the bungalow onto the roof of the existing rear additions with rooflights added. It was considered that this large roof addition to the rear was too large and bulky and represented poor design in relation to the form and scale of the existing bungalow. It was requested that the dormer be reduced to extend no further than the rear wall of the bungalow. The applicant considered that a flat roof would be preferable for them in this situation. Amended plans have been submitted which show the dormer reduced as requested and the existing hipped roof to the side and rear extensions removed. Three roof lanterns are proposed within the flat roof. The scheme as amended is for consideration here.

Representations: None received.

Lancing Parish Council: - No objections

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan Policy 15 (2016)
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extensions and alterations which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality. As stated above this property is also within the setting of a Listed Building and the setting of the North Lancing Conservation Area, therefore consideration must be given to the impact of the development on both these sensitive, protected areas.

Visual Amenity and Impact upon the setting of the Conservation Area and Setting of Listed Building.

As stated above the pair of semi detached bungalows occupy a prominent plot clearly visible when entering the cul de sac. The side, detached building is visible from the street. The hipped roof of the side extension is visible in oblique views from the street yet due to the lower roof level, set back and narrowness of the site to the front this roof is very subservient and has limited impact upon the street scene.

The hip to gable extension will be clearly visible within the street. It will be a prominent addition, it will remove the symmetry between the pair. This is, however a form of development that could be permitted development and therefore this work could be carried out without the need for consent. This additional roof extension and the proposed front roof lights are therefore considered acceptable here, although this change to the roof form is regrettable in terms of its relationship to the attached neighbour, taking into account the fall back situation there would be no justification for refusal of this element of the proposal.

The rear dormer will not be visible within the street scene. As amended it is reduced to extend from the original building only not sprawling onto the rear extension as originally proposed. This is a large scale addition yet due to it being at the rear, on balance, it would not be visually detrimental or out of scale here. In relation to the setting of the Conservation Area and Listed Building, the extensions and alterations would not significantly affect the setting of these protected assets. Again on balance, as amended the rear dormer is acceptable. The works do not exceed the height of the original bungalow therefore the works are limited in height and therefore do not impact visually upon the area to the rear of the site.

The side and rear extensions that already exist are to have the existing hipped roof removed and replaced with a flat roof. This will reduce the bulk and scale of the existing building to some extent. The three proposed roof lanterns are prominent in relation to the existing bungalow when viewing the bungalow from the rear within the

site. This view however will not be seen beyond the rear boundary of the site and will not impact upon the protected settings to the rear. The side roof lantern will be visible in oblique views from the front of the bungalow within the street scene yet this impact will be no greater than with the existing hipped roof.

Residential Amenity

The hip to gable extension will be visible within the street scene, yet it will not impact upon the amenities of the occupiers of the adjacent dwellings. The window in the side gable is shown on the plans to be obscurely glazed and fixed shut unless above 1.7 metres above finished floor level. This will be conditioned to protect the amenities of the occupiers of no. 26 to the east.

The rear dormer will introduce three first floor rear windows facing north. As existing there is some mature planting on the norther boundary screening the bungalow from the north. Yet the rear of Nos. 51 and 53 Manor Road are visible from the rear of the site. The windows serving the proposed bedroom in the roof will face toward these dwellings therefore greater overlooking will occur than existing, yet this is at a distance in excess of 25 metres according to the submitted block plan. Therefore it is considered to be of sufficient distance to not represent a significant loss of privacy and overlooking that would warrant a refusal in this case.

Recommendation

APPROVE

1. Standard time limit
2. Approved Plans
3. materials to match existing.
4.The window in the side gable hereby permitted shall be fitted with obscured glazing at all times and fixed shut unless 1.7 metres or more above finished floor level.

Informative

1. Proactive with amendments

Is recommendation contrary to letter(s) of representation? N

Case Officer: Hannah Barker Date 24th July 2017

Authorised by: Peter Barnett Date: 25 July 2017