Expires 25/10/07.

Development Control – Delegated Officer Report

Application Number: ADC/0541/07 **Recommendation – Permit Application**

Site: **13 Rossiter Road Lancing West Sussex BN15 0NP**

Proposal: **Loft conversion with hipped gable roof extension to side and front and rear dormers**

The Application

The application site is a semi-detached bungalow located on the east side of Rossiter Road, North Lancing. The property features a hipped roof, an attached south side garage approved under ADC/0383/06, and a rear single storey flat roofed extension. It is bounded to the north by its adjoining neighbour, to the south by a further semi-detached pair, and to the rear by No.16 St. James Avenue. Rossiter Road is sited on an incline such that the adjoining bungalow to the north is raised in height by approximately 0.5 metres.
This application seeks permission to extend the south side hip into a part gable end with a front dormer sited above the lounge bay window and a large rear dormer 7.2 metres in width. This rear dormer has subsequently, upon request, been reduced in width by 0.5 metres and the part hip increased in size. This roof conversion will house two bedrooms and a bathroom.

Consultations and Representations

Third Parties

No.16 St. James Avenue has objected on the grounds of loss of privacy as it is contended that the rear dormer will look directly into their kitchen, lounge and rear garden.

Lancing Parish Council have raised no comment.

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.

Visual Amenity
The original rear dormer as proposed was considered to be unacceptable as its size over-dominated the rear roof plane. This follows the requirements of Local Plan Policy AH7 and DC Standard No.3 for dormers to sit comfortably within the roof plane with a large amount of surrounding roofplane visible. Equally it was felt that the part hip was too small to soften the gable end sufficiently and required enlarging. Amended plans were received that reduced the width of the rear dormer by 0.5 metres and enlarged the part hip to an acceptable degree. The rear dormer now sits comfortably off the rear wall and ridge line and is proportioned into the roof plane, thus according with policy AH7 and the DC Standard.
The front dormer, although slightly offset above the bay window, is of a more proportioned, modest size than the front dormers on the adjacent pair to the south and is considered acceptable within the streetscene.
The part gable roof extension will not excessively unbalance the appearance of the semi-detached pair, especially as the pair are split by a 0.5 metre height difference that upsets the symmetry already. The recent garage addition with its pitched façade running off the frontal protrusion already serves to alter the symmetry

further whilst the part hip will soften the gable end and emulate the northern full hip.

Residential Amenity
The extended roof will not impact on the light or privacy of neighbouring properties. The adjacent bungalow pair is sited 6 metres to the south across two single garages and on lower ground whilst to the rear a distance of 34 metres separates the rear elevation to that of No.16 St.James Avenue. The concerns of No.16 that overlooking will occur from the rear dormer is noted however this is not considered to be unduly excessive as the distance involved (34 metres) far exceeds the minimum 22 metres as required by the Council's DC Standard. Equally a rear garden depth of 14 metres beyond the existing rear extension will be retained thus minimising any direct close views into the rear garden of No.16. The dormer window nearest to the adjoining bungalow serves a bathroom and is likely to be glazed, thus ensuring that the minimum possible overlooking will occur into the garden of this property.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

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

Case Officer..... Date: 18/10/07.

Planning Services Manager..... Date...22-10-07

Planning and Regulatory Committee Chairman.....Date...25/10/07
A. J. Mills