Development Management – Delegated Officer Report

Application Number: AWDM/0350/23 **Recommendation: Approve**

Site: **1 Upper Brighton Road, Lancing**

Proposal: **Part retrospective application for a hip-to-gable roof extension and one front (North) dormer and one rear (South) dormer to create rooms in roof.**

Date of Site Visit: 16 March 2023

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

The application relates to a hip roofed semi-detached bungalow fronting the A27. It is proposed to add a gable end and to construct a large flat roofed dormer at the rear and a smaller flat roofed dormer at the front.

At the time of the site visit, the gable end and rear dormer had been constructed. The rear dormer measures 7.2m wide. The development exceeds permitted development tolerances by approximately 17m3.

The attached bungalow, No. 3, is also currently constructing a roof extension, including rear dormer, as permitted development.

Planning History:

None

Consultations:

Lancing Parish Council: No comment

Representations

1 representation received from the occupier of 3 Upper Brighton Road:

It is easy to see, as the structure already exists, that the rear dormer is oversized, unsympathetic and over-dominant. Setting three windows into the south facing

dormer (shown on p.4 of plans 'north view proposed') means that one of the windows, closest to our property, has a very direct overlooking view of our garden.

The rear dormer is set onto the outside edge of the existing rear wall of the bungalow, thus causing overshadowing from morning sun/light to our downstairs rooms and patio, plus we will be able to see it from our (currently under construction) permitted roof/rear dormer window as it protrudes a further 1.5m out.

In a similar way the proposed front dormer, set close up to the party wall will also cause a loss of morning light to our lounge, as well as be visible from the two Velux roof lights (currently under construction) and cause overshadowing here too from morning sun/light.

In general - the size, placement and design of what is being proposed, and retrospectively proposed, unbalances the overall appearance of the pair of semi detached properties to both front and rear of the semi-detached property.

We have had neighbourly chats with our immediate neighbour, who is also the builder, throughout the process of the build and voiced our concerns about size - though we could not come to an agreement on what was and was not permitted without planning permission.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The rear dormer is large and takes up most of the rear roofslope. It is also larger than the dormer under construction on the attached property. However, there are numerous examples of large rear dormers in the area, including immediately to the rear at 17 Glebe Way, which has been constructed as permitted development quite recently and which is similar in scale and roof coverage to that at the application property.

The applicant has considered what he could construct as permitted development, including reinstating the hipped roof at the side of the property and showing the rear dormer straddling across the hip. This would not be visually pleasing from the front or side and, when taking the fallback position into account, as well as the presence of the large dormer to the rear of the site, it is considered that insufficient harm can be demonstrated to justify refusing the application.

The front dormer would be the first within this immediate stretch of bungalows fronting the A27. However, further west there are some examples. The front dormer is modest in size, leaving the majority of the extended roofslope visible, and it is not considered that it will result in significant visual harm.

Residential amenity

The occupiers of the attached property are concerned at overlooking and overshadowing from the dormer. While there will be views possible this would also occur if a slightly smaller dormer was built. Overlooking is also possible from other dormers in the area and this is common in a built up area such as this. It is not considered that sufficient harm would be caused to justify refusal.

Loss of light from the dormers is also not considered to be to such an extent as to warrant refusal on this ground.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Materials to match existing

Is recommendation contrary to letter(s) of representation Y

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 25 April 2023

Authorised by: Gary Peck Date: 25 April 2023