Development Management - Delegated Officer Report

Application Number: AWDM/2162/21 Recommendation – Approve

Site: 14 Fairview Road, Lancing

Proposal: Enlarging an existing front window at loft level, front canopy at first-floor level, proposed 2no. new side dormers on the east side, enlarging the existing side dormer on the west side.

Date of site visit: 12 January 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached chalet bungalow on the north side of Fairview Road. It sits on raised ground, above the level of the street, and has a detached double garage at ground floor, in front of the property, with the house set further back on higher ground. There is an existing flat roofed dormer window on the west roofslope, set back towards the rear of the building, which rises above the ridge.

It is proposed to enlarge the dormer on the west side, bringing it closer to the front of the building, but set back by 1.8m Two new dormers are proposed for the east side, towards the rear and the front, also set back 1.8m.

The dormers are to be tile hung to match the existing roof.

A canopy and enlarged window are proposed to the front.

Relevant Planning History

ADC/0440/09 - Additional room in roof altering front hip to a gable with side rooflights and associated alterations

L/149/03 - Additional Room In Roof (With Rear Gable Addition) & Gable-Roofed Ground floor Rear Extension

Consultations

Lancing Parish Council: No objections but the Council recommends that the glass overlooking the neighbouring property should be opaque.

Representations

Objection received from occupier of 12 Fairview Road:

1. Looks ugly and top heavy from all angles. Visually we will be living next door to a gigantic shipping container, with windows.

2. Any windows facing east must be frosted glass to prevent No.12 being overlooked onto the rear patio. (Loss of privacy).
3. The boundary on the east side of No.14 is not up to our bungalow wall, but 18 inches away from the wall. "Roof Plan" and "First Floor Plan" shows incorrect boundary line. Please note.
4. We do think this is a rather unimaginative design and will not enhance the appearance of the road.

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)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 proposed dormer extensions are large and take up much of the roofslopes. They are also high up on the roof, level with the ridge.

The plans have been amended from their original submission to set the dormers back from the edge of the front gable, which is an improvement in visual terms, but they will still be visible from the street and will appear as quite large additions.

However, there are numerous examples of dormers in the street and surrounding area, some of which are on the front roofslope and arguably more prominent. Taking the street scene as a whole into account, it is not considered that the proposal would be so detrimental to the character of the area to warrant refusal.

The other alterations are also considered to be acceptable.

Residential amenity

The existing dormer on the west roofslope is clear glazed and this proposal will improve the relationship with No. 16 by proposing obscure glazing to the side. The new dormers will also contain obscured glass to the side to protect both neighbours. Outlook will be gained from the front and rear. It is not considered that the proposal will cause harm to neighbouring occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Matching materials
4. Obscure glaze windows in dormers

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

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.

Case Officer: Peter Barnett Date: 24 March 2022

Authorised by: Gary Peck Date: 24 March 2022