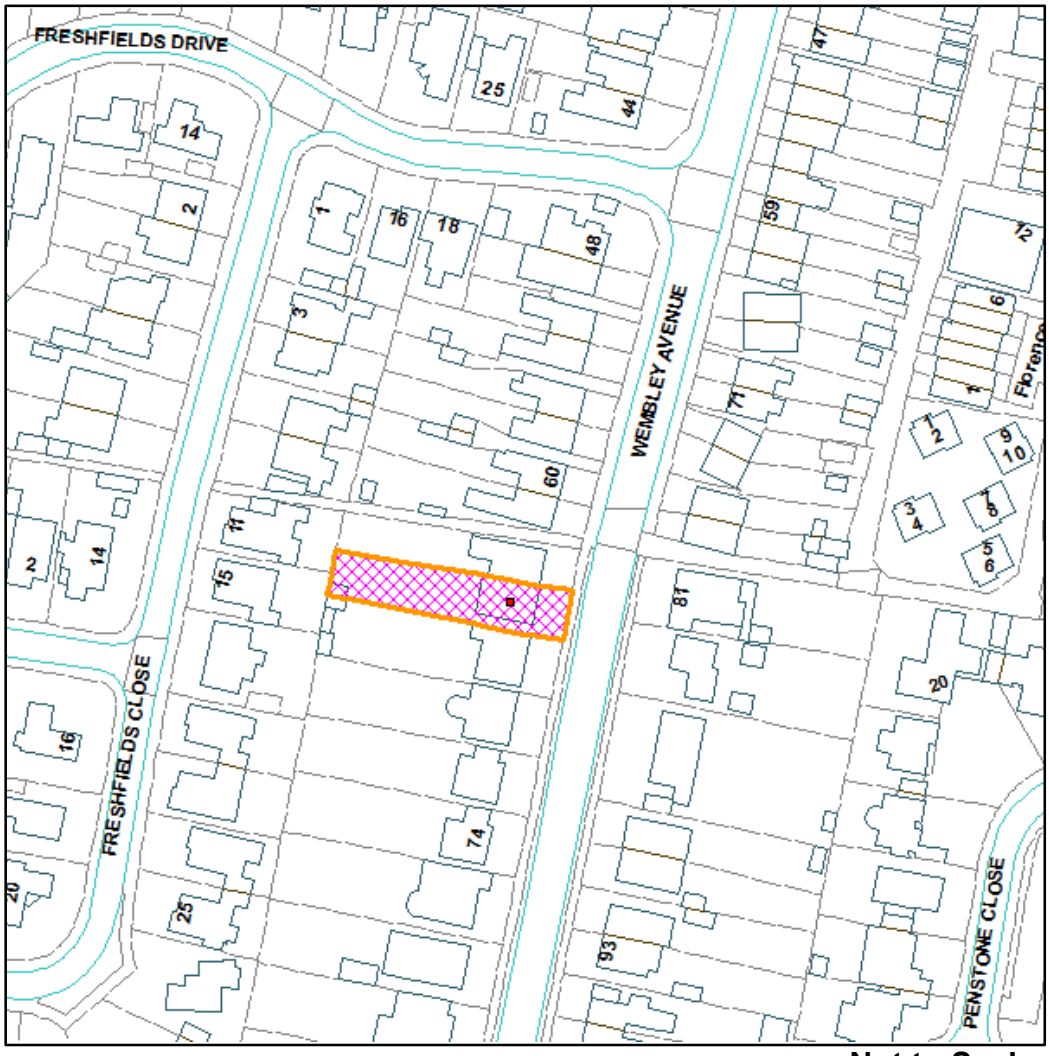
Application Number: AWDM/1544/20 **Recommendation – REFUSE**

Site: **66 Wembley Avenue, Lancing, West Sussex**

Proposal: **Proposed first floor extension to rear (west) elevation and 1 no. dormer to front (east) elevation.**

Applicant:	Mr Simon Johnson and Miss Rachel Dyer	Ward:	Churchill
Case Officer:	Hannah Barker		



Not to Scale

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Proposal, Site and Surroundings

The application relates to a semi detached bungalow on the west side of Wembley Avenue Lancing. There is off street parking to the frontage with a single storey extension to the rear and a rear flat roof dormer. The bungalow currently has four bedrooms, two at ground floor and two within the roof space. Consent is sought for a rear first floor extension above the existing single storey extension to extend from the existing rear dormer and connect with the existing roof space. In addition a front

flat roof dormer is proposed. This will provide three bedrooms, a study and a shower room at first floor.

The first floor projection will follow the same height as the existing dormer, projecting inline with the ground floor extension. There will be a set in from the boundary of the attached bungalow of 1.5 metres. The ground floor projection is 3.2 metres and the first floor projection is 3.9 metres. Although the bungalow is currently brick and tile the submitted plans show the extension to be finished with render and the front dormer is shown to have white cladding.

The applicants have provided information in support of their application. A letter has been submitted by the applicant and in summary states: -

For the last 15 years we have been fostering children and are registered foster parents with Brighton and Hove City Council.

We have 3 children of our own also.

We have applied and have been approved for the additional rooms scheme by Brighton and Hove City Council, (Details of which have been submitted with the application.)

The extension proposed will enable us to accommodate another foster child and continue to foster children for the next 10 to 15 years.

Lancing Parish Council: - No objection

Representations

3 letters of support have been received from the owner/occupiers of nos. 68, 64 and 83 stating the following: -

- There will be no loss of privacy due to the heavy hedgerow surrounding the rear of the bungalow. It will be in keeping with the area and have no impact on the character of the bungalow.

Relevant Planning Policies and Guidance

Adur Local Plan 2017
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (February 2019)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings. The need for the additional accommodation as stated by the applicants is also a consideration here.

Visual amenity

Although there will be glimpses of the rear first floor extension to the side of the bungalow visible within the street scene. On the whole the rear extension will not be visible within the street scene. The development will however be visible to the rear from surrounding neighbouring dwellings. In terms of its scale, bulk and design it will be an incongruous and unsympathetic enlargement which will represent poor design and over development. It will be out of character with the existing bungalow by effectively extending the existing dormer over the ground floor extension to form a full first floor addition to a chalet bungalow. Such development is detrimental and would set a precedent for further similar development on other chalet bungalows within the vicinity which would cumulatively be significantly harmful.

To the north is a semi detached dwelling, no 68. This property has a large two storey flat roof extension to the side. This extension is of poor design and is an example as to why this form of development is harmful. The flat roof bulky, unsympathetic design of the existing development will be adjacent to the proposed development of flat roof development dominating the existing bungalow. The two developments combined will be severely detrimental in character to the existing built form and further similar proposals should therefore be resisted.

The front dormer is modest and is in proportion with the existing roofslope, in terms of the street scene, there are a variety of property styles and therefore such a development would be acceptable.

Residential amenity

The rear extension will be visible from properties either side and to the rear of the site. The main properties to be affected are those either side, no. 64 to the north the attached bungalow and no. 68 to the south. As stated above the extension will be set in by 1.5 metres from the boundary with the attached bungalow. However being at two storey height this will be imposing to the adjacent occupiers despite the set in. There are patio doors adjacent in a recess and it is considered that the proposed development which is to the south of the development will be unneighbourly in terms of overbearing impact, due to the height and scale of development. It is noted that the owner/occupiers have made representation in support of the development.

To the south is a semi detached dwelling house with a large flat roof, two storey side extension. The first floor section of proposed development will extend further to the rear than the rear of the adjacent dwelling, (excluding the conservatory projection.) Due to the spacing between the buildings it is however not considered that any loss of light, privacy or overbearing impact will occur however this will be a large imposing feature when viewed from the neighbouring garden.

Other material considerations

The applicant's requirements for the additional accommodation proposed here are considered here as a material consideration. The reasons for the proposed development have been fully considered in this case, however this does not justify the harm which will occur as a result of the proposed development. Therefore the development cannot be supported here.

Recommendation

REFUSE for the reason(s):-

The proposed first floor extension due to its height, bulk and design will result in an incongruous and unsympathetic form of development which will be detrimental to the character and amenities of the local environment. It would set a precedent for further development which would cumulatively have a severely harmful impact thereby conflicting with policy 15 of the Adur Local Plan.

7th December 2020