Expiry 22/03/07

Development Control – Delegated Officer Report

Application Number: ADC/0050/07 **Recommendation - Permit**

Site: **19 Lancing Park Lancing West Sussex BN15 8RF**

Proposal: **Rooms in roof with east side dormer and rear gable with balcony on roof of existing rear extension**

The Application

The application site is located on the south side of Lancing Park. The site contains a single storey detached dwelling with a hipped roof, a flat roof rear extension and a car port on the west side.

The applicant proposes to convert the roof space of the dwelling to accommodate two additional bedrooms and a bathroom. It is proposed that the existing hipped roof is extended to create a full gable end on the rear elevation (the front elevation will remain in its present form). A flat roof dormer window will also be constructed in the east side plane of the roof. This is proposed to be located generally in the centre of the roof space, with a width of 4.1 metres and a height of 2.2 metres. New conventional windows will be installed in the new gable end and dormer and velux windows will be installed in the front and western elevations of the building.

The original application submitted proposed the conversion of the flat roof on the existing rear extension to become a balcony. This would be accessed through French doors from the rear upstairs bedroom. Following the receipt of three representations objecting to this balcony and a site visit confirming that its use was likely to lead to significant overlooking of No. 21, the applicant has amended the plan to omit this balcony from the application and to change the French doors to a window.

The street scene generally comprises of detached dwellings of a similar design to that on the application site. Several have been converted to form additional rooms in the roof and the character of the street now contains a mix of original hipped roofs and full front and rear gable ends. There are also several side dormer windows in the street which have been approved, including No. 21 (L/212/02) and No. 32 (L/89/02), which are located next door to and opposite the site respectively.

Consultations and Representations

Consultees

The Lancing Parish Council has objected to the (original) proposal as the balcony would overlook the adjoining property and would therefore be un-neighbourly and also object to the size of the proposed balcony.

Third Parties
Two representations have been received from residents of adjoining sites, both based on the original plans submitted. The residents of 21 Lancing Park (adjoining to the west) state that they have no objection to the rooms in the roof, the east side dormer or the rear gable. They do however object to the balcony on the existing roof on the grounds of overlooking and loss of privacy to their own property.

The resident of 23 Brighton Road (adjoining to the rear) has objected to the rear gable and balcony on the grounds that it would overlook his entire garden and into the rear windows of his house.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The Appearance
The proposed side dormer is considered to be of a scale appropriate for the size of the dwelling and roof space. The dormer is located centrally in the roof space, allowing for at least 2.4 metres of clearance on either side and is set down 700mm from the ridgeline. It is considered that it is consistent with the Development Control Guidelines.

The side dormer will form a visible feature within the streetscape. It is not considered that the dwelling will appear out of character with the neighbourhood as there are a number of other side dormers of varying sizes and designs already in the street. These include at Nos. 21, 29, 30, 32, 41, 43, 47 and 48. The side dormer on the neighbouring site is shorter in length by one metre but has otherwise identical dimensions and the two dormers will appear generally the same within the street scene.

The roof extension will result in the original hipped roof being extended into a full gable end on the rear elevation. This is identical in design to an extension of the rear undertaken at No. 21. The dwelling is oriented on site so that the ridgeline is perpendicular to the street. The rear gable extension will not be visible from the street and will therefore not cause adverse effects on the streetscape which would usually result when only one end of a roof is extended.

Effects on Neighbours
The objections received from the two neighbouring residents and the Parish Council related primarily to the originally proposed balcony and the potential

overlooking effect. As this balcony has now been removed from the plan, these objections no longer apply. However, as the flat roof already exists and would be reasonably accessible from the upstairs bedroom, it could potentially still become usable as a terrace or balcony in the future. It is therefore recommended that a condition is placed on the approval preventing the use of this roof as a terrace or balcony or any access being formed to it.

The proposed dormer is located in the eastern side of the roof slope and the windows contained within it would look down over the side of the neighbouring property, No. 17. This site contains a single storey dwelling with three principal windows in the west side elevation at ground floor level. The separation between the two properties is approximately 5 metres and there is no existing screening of these windows. The applicant has agreed that both windows in the side dormer will be obscure glazed to prevent overlooking of the neighbouring windows and driveway area. In terms of the amenity of the bedroom, this is considered acceptable as there are also proposed windows for this room in both the rear and west side elevations, which can all be clear glazed.

It is not considered that the roof extension will result in any significant shading or outlook effects on neighbouring properties as the rear of the dwelling is set level with its two immediate neighbours. It will not result in any additional shading of the dwelling or rear garden of No. 17 from that already existing. The main outlook from the neighbouring dwellings is to the south which will not be affected by the extension. The extension of the neighbouring dwelling in the same manner does not appear to have resulted in any noticeable adverse effects on the application site.

It is noted that the representation from the resident of 23 Brighton Road (to the rear of the south eastern corner of the property) refers to the rear gable (presumably the window contained within) overlooking his garden and into the windows of his house. While part of this window will look generally towards this site, the dwelling is located over 40 metres away and as such is not considered to be significantly affected by overlooking.

Recommendation

APPROVE for reason that :- 1PPi

Conditions

1. C1Ci
2. C14Ai ... 12 March 2007 ...
   Reason: ... policies AG1, AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.
3. C12Ei
4. C18Ci (amended)
   The windows in the dormer on the east side elevation shall at all times be glazed with obscured glass.
5. C18F (amended)

... no part of the roof of the existing rear extension shall be converted ...

Case Officer: .....

Date: 15/03/07

Head of Planning & Community Division: Peter Davies

Date: 16.03.'07

Chairman of Planning & Regulatory Committee: A. J. Mills

Date: 20/03/07