Application Number: AWDM/0615/19 Recommendation – Refuse

Site: 33 St James Avenue, Lancing, BN15 0NX

Proposal: Proposed dual pitched roof first floor extension and flat roof dormer to east elevation plus hip to gable to south elevation.

Date of site visit: 23.05.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site comprises a detached bungalow on a corner site, with entrance gate accessed off of Fairview Road. The locality is on a hill rise and the dwelling on the application site is lower than the gate and path, but areas around the dwelling are on higher ground.

The neighbouring property no. 31 to the south is on lower land and the neighbour to the east (no. 25 Fairview Road) is on higher land. Properties opposite to the north are on higher land still. From the junction to the west, i.e. from Firle Road, Fairview Road, and St James Avenue, looking back at the application site, the roof is the main part of the dwelling that is viewed.

The application and its neighbouring streets comprise predominantly bungalows, but the north side of Fairview Road comprises predominantly 2 storey dwellings.

Proposal:

The application seeks permission for a large roof extension comprising:-

- South:- a hip to gable on the east portion of the south roofslope, facing no. 31 St James Avenue, measuring approx. 3.1m high x 2.8m deep x 5.7m wide;

- East:- a large flat roof dormer within the east roofslope enlarged by the hip to gable extension. The dormer will measure some 2.6m high x 2.5m deep x 4.3m wide;

- East: there will also be a large first floor dormer extension over the existing ground floor single storey flat roof extensions and partly on the ground floor hipped roof extension. This first floor dormer extension will be flat roofed with a false pitch to its east elevation and a sloping roof either side of the flat roof facing north and south. A rooflight will be positioned within the south roof of the first floor dormer extension. This first floor dormer extension will measure approx. 3.2m high x 5.7m deep (flat roof) x 5.5m wide.

- New windows in the gable end; the south roof of the first floor dormer extension; the north walls of the flat roof dormer and the first floor dormer extension and the west roofslope of the existing bungalow.

Relevant Planning History: None

Consultations: None

Representations: Lancing Parish Council - No objection

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (2019)

Planning Assessment

Principle

Development is acceptable in principle subject to the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the locality and the surrounding area.

Visual and Residential Amenity

No. 33 St James Avenue is accessed off of Fairview Road and lies close to the junction with Firle Road, and within these 3no.roads, which are considered to form the visual character of the near locality of the application site, there are dormers on some of the dwellings, but these tend to be modest dormers, not dominating the existing roofslopes.

The application site, because of its position at the junction and because of the topography of the locality, is a visible property and its roof even more so. Thereby the works proposed to the roof would be highly conspicuous in the locality.

The works to the roof are largely onto the east facing roofslope which widens the dwelling towards the boundary with its neighbour no. 25 Fairview Road. The first floor windows created would face across the frontage of no.25 but are not considered to demonstrably harm the existing residential amenities of no.25.

There is also the consideration of overbearing and overshadowing onto no. 25. It is deliberated that both of these would be minimal, and would not significantly impinge onto the residential amenities of the neighbouring property to the east.

The proposed first floor extensions could also impact onto the neighbouring property to the south, no. 31 St James Avenue which is positioned at a lower level than the application site, which thereby means that their side windows are lower than the existing side boundary fence and hedging, and the proposed first floor will only have high level windows within that elevation which will not result in overlooking of that property.

However, because of the orientation of the dwellings to one another, it is not considered that there will be any material overshadowing or overbearing onto no. 31.

In visual terms the first floor additions will be readily viewed from the street to the north and north east, and the extensions are considered to have an awkward and heavy presence on the bungalow and are not sympathetic in form or scale. They do not comply with the Council's advice on roof extensions as set out in DM Standard No.2. The extension over the flat roof gives the building an overtly two storey form and is detrimental to its existing character, harming its appearance within the street scene. The additional bulk will represent a clumsy embellishment to the dwelling, particularly given the low position of the property within the site and its relationship to the road.

Recommendation

REFUSE for the following reason:

1. By reason of their scale, design, form and prominent position, the proposed first floor roof extensions represent an awkward and clumsy form of development which will be out of character with the existing bungalow and detrimental to the wider street scene. It is therefore contrary to Policy 15 of the Adur Local Plan, 'Supplementary Planning Guidance' No.2 'Extensions and Alterations to Dwellings' and the relevant paragraphs of the National Planning Policy Framework relating to good design.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

Case Officer: Eve Hearsey Date: 7 June 2019

Authorised by: Peter Barnett Date: 7 June 2019