Development Management – Delegated Officer Report

Application Number: AWDM/0928/15 Recommendation – APPROVE

Site: 15 Pratton Avenue, Lancing, West Sussex

Proposal: Rooms in roof with side gables and rear dormer with Juliet balcony to west elevation.

Date of site visit: 28.07.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached bungalow located on the western side of Pratton Avenue. This is a predominantly residential area comprising detached and semi-detached bungalows. Some bungalows have been altered with loft conversions the majority of which have velux windows when viewed from the street, there are a few front flat roof dormers visible.

Planning permission is sought to raise the height of the roof by 0.2 metres and alter the existing hipped roof to a gabled roof with a large rear flat roof dormer with a Juliette balcony. The overall height of the existing dwelling would be increased from 5.5 metres to 5.7 metres in height. The rear dormer as originally submitted would comprise a large flat roofed extension measuring 10 metres in width, 2.6 metres in height and a maximum depth of 4 metres. The loft extension is to provide a bedroom and a bathroom with storage within the roof space. The julliette balcony will serve the bedroom.

Plans show a proposed single storey extension which has been approved under AWDM/0334/14.

Officers expressed concern with regards to the scale and dominance in relation to the rear dormer. Amended plans were sought with the aim of reducing the rear dormer significantly to allow the original roof to be visible on all sides and the loss of the Juliette balcony. The agent justified the need for the scale of the dormer stating that it could not be reduced from the ridge due to the height of the applicant and the depth of the dormer could not be reduced as it would affect the internal layout. Following this amended plans were received showing the dormer reduced in overall width by 2 metres to 8 metres in width.

Consultations: Southern Water – A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW.

Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access before any further works commence on site.

Lancing Parish Council: - No objections or comments

Representations: None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity

Although the dormer is to the rear of the bungalow, the increased bulk and scale of the building due to the increased ridge height and hip to gable extensions will result in a significant change to the building when viewed from the front of the property. Consideration should be given to development that could be carried out under the property's permitted development rights, therefore on balance, despite the dominance of the large additions it is considered that the reduction in width of the dormer is sufficient to allow support to be given for the proposal. The reduction in width by 1 metres to each side will reduce the bulk of the addition to the roof. The spacing between the bungalows allows the rear addition and increased bulk to be visible in glimpses within the street scene. By setting the dormer in the visual impact is improved.

On balance, for the reasons set out above it is considered that the proposed extensions would not result in sufficient harm to the visual amenities of the locality as to warrant refusal of permission.

Residential amenity

There are no windows proposed on the side elevations of the bungalow in addition to those that exist. The dormer window with Juliette balcony will overlook the dwellings to the rear yet these are a distance of approximately 45 metres and therefore there will be no significant loss of privacy or overlooking in this case.

There will be no adverse impact with regards to loss of privacy or overbearing impact as a result of the proposed roof extensions.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Approved Plans
3. Matching roof tiles
4. No windows to side gables without p.p.

Informative

1.Proactive Statement – Amendments
2. Southern water

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

Case Officer: Hannah Barker Date: 7th September 2015

Authorised by: Jo Morin Date: 07.09.2015