Expires 17/7/08.

Development Control – Delegated Officer Report

Application Number: ADC/0272/08 **Recommendation – Refuse Application**

Site: **33 Monks Avenue Lancing West Sussex BN15 9DJ**

Proposal: **Loft conversion (with side gable and rear dormer)**

The Application

The application site is the western half of a pair of hip roofed semi-detached houses located on the north side of Monks Avenue, Lancing. The property has a rear extension and garage and sits within a row of identical semi-detached pairs. Opposite is the open junction with Bishops Close.
This application seeks permission to extend the hipped roof into a full gable in order to accommodate a loft conversion. A large dormer (4.8 x 2.4 x 2.8m) is to be sited off the rear roof plane, sitting astride an original hipped rear projection. Both the dormer and the new gable end are to be tile hung with a stairwell window added into to the gable. Two rooflights will sit in the front roof plane.

Consultations and Representations

Third Parties

Lancing Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. DC standard No.3 'Extensions and Alterations to Dwellings' states that dormers should not be so large that they overdominate a dwelling resulting in a top heavy 'box-like' appearance. They should be kept well below ridge level and off the rear walls of the house with a large amount of original roof clearly visible. Roof extensions should respect the scale, character of existing dwellings. The acceptability of hip-gable ends depends on the visual quality and character of the area and would not usually be considered favourably on semi-detached two-storey house.

Visual Amenity

The north side of Monks Avenue is characterised by a shallow crescent of fully hipped semi-detached houses in a tree lined avenue. The only break in this pattern is a large hip-gable extension with front and rear dormers at No.21, a development that was built under permitted development in 1981. On the south side are a variety of modest semi-detached bungalows alongside semi-detached houses that have cat-slide roofs and side dormers. The applicant's property sits at the junction of Monks Avenue and Bishops Close and is thus visible when approaching from the south, east and west. It is considered that the principle of extending the hip into a full gable is unacceptable given that it will disrupt the symmetrical appearance of the semi-detached pair and create a discordant feature within the streetscene at a highly visible location. The applicant contends that the similar extension at No.21 acts as a precedent for this scheme however as stated this was constructed in 1981 within their permitted development rights. It was not subject to explicit planning consent and in any case clearly does not correspond with the above DC standard as adopted under the 1996 local plan.

The rear dormer again does not meet the above DC standard in that it is overly large sitting close to the ridge (0.15m) and side roof boundaries (0.4m) leaving a minimal amount of the original roofspace visible. It also sits awkwardly above an original rear hipped projection. In order to be considered acceptable it would need to be reduced significantly.

Residential Amenity

The rear dormer will afford increased overlooking of neighbouring gardens however given the use of the rooms as a bedroom and bathroom it is not considered that this will be excessive. To the rear a 33 metre separation will be retained to the properties in Brierley Gardens, above the 22 metre minimum DC standard. The window proposed in the gable end will serve the stairwell and overlook the neighbour's hip roof only.

In conclusion it is considered that this proposal is unacceptable in that it will unbalance the appearance of a pair of semi-detached houses, in turn setting a precedent for other similar extensions that would serve to further diminish the visual character of the street. The rear dormer is overly large within the roof plane. This scheme does not comply with local plan policy AH7 or the accompanying DC standard.

Recommendation

REFUSE on ground that :-

B5CR: 'The proposed gable roof extension and rear dormer....'

Case Officer:.....

Date:.....

CM 4/7

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