Development Management - Delegated Officer Report

Application Number: AWDM/1599/15 Recommendation – Approve

Site: **69 Manor Road, Lancing**

Proposal: **Raising the roof ridge height and eaves height at rear; proposed 'eyebrow' dormer, pitched roof dormer and conservation roof lights to front (north) roofslope; 2 no. pitched roof dormers and conservation roof light to rear (south) roofslope**

Date of site visit: 17 November 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached hip roofed bungalow on the south side of Manor Road opposite the junction with Greenoaks. It is largely hidden, with only the roof visible above the tall flint and brick boundary wall. It is proposed to raise the height of the roof by 0.7m, and to raise the eaves at the rear by a similar amount, to enable the roofspace to be converted. A pitched roof dormer and an 'eyebrow' dormer are proposed for the front roofslope with two pitched roof dormers proposed for the rear. In order to avoid raising the roof height too much, the new design includes a flat roof section at the top, hidden to some extent by ridge tiles on the front and rear elevations.

Relevant site history

L/105/89 – Granny annexe

L/171/05 – Detached double garage at front

Consultations

Lancing Parish Council: No objections

Conservation Advisory Group: No comments received

Southern Water: No objections

Representations

Original Plans - 2 letters received from the occupiers of 67a and 71 Manor Road:

- Concerned at changes to size and appearance of property
- Increased noise, light and parking pressure

- Submitted block plan is out of date
- Loss of privacy
- Possible impact on historic boundary wall

Amended Plans – No comments received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 the Conservation Area.

Visual amenity

The proposal will result in the roof of the building increasing in prominence. However, the height increase is not considered to be excessive and the ridge will be below the level of the top of the existing chimney, which is to be removed. The eaves at the front of the building are not to be raised and will remain hidden behind the boundary wall. It will appear slightly more dominant in relation to the small bungalow which sits on the other side of the boundary wall to the west (71) but it is not considered to be unduly out of scale, bearing in mind the presence of the new house to the east (67a).

The proposed front dormers are modest in size and will not appear out of keeping due to the presence of three dormers on No.67a. The height of the bungalow will also be lower than 67a.

The flat roof section is unfortunate. However, in order to minimise the extent of the height increase, such a feature is necessary. It will not be an obvious feature in the street scene and it is considered that the use of ridge tiles on both the front and rear roofslopes will help to reduce its prominence and therefore help to preserve the character and appearance of the Conservation Area.

Residential amenity

The proposed roof alterations are not considered to result in any loss of amenity for neighbouring occupiers. At the rear, the proposed dormers have been centralised to move them further from the boundary with No.71 to reduce any possible overlooking impact, while the proposed increase in height is not considered to be significant enough to cause any loss of light or to be overbearing.

The properties to the rear are considered to be sufficiently distant to not be adversely affected.

No.67a to the east is also not considered to be affected by the proposal.

Accessibility and parking

The existing double garage at the front of the property is to be retained and there is considered to be adequate space to accommodate parking for the property.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to be agreed, including roof tiles for main roof and dormers, ridge tiles and conservation rooflight details
3. Permission relates to approved plans

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 22 January 2016

Authorised by: Gary Peck Date: 22 January 2016