Development Management – Delegated Officer Report

Application Number: AWDM/1401/24 Recommendation: APPROVE

Site: 8 Abbots Way, Lancing, West Sussex

Proposal: Rooms in roof with hip to gable side extension, rear dormer and front roof lights, dummy pitch roof to existing side extension.

Date of Site Visit: 21st January 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The property is a semi detached rendered bungalow on the north side of Abbots Way. The street comprises a mix of semi detached and detached properties, bungalows and two storey properties.

Consent was granted under AWDM/2028/20 for a single storey side extension and this has been constructed but still remains unfinished with exposed blockwork. There was a planning condition attached to the consent stating that the finish shall be to match that of the existing building therefore a rendered finish is required here.

The current application originally sought consent for a loft conversion to include an extension above the existing single storey addition with a hip to part gable roof the full width of the bungalow as extended. Also proposed was a rear flat roof dormer. Officers considered that the scale of development adjacent to the boundary had a detrimental impact upon the neighbouring occupiers' amenities and could therefore not be supported in this case.

Amended plans have been received to show the hip to gable on the original part of the bungalow only with a flat roof rear dormer and front rooflights. The existing flat roof side extension is shown to have a low level dummy pitch roof.

Consultations:

WSP Drainage Consultants: - No objection on surface water grounds due to the site, size, location and type of development we would recommend the approval of the application.

Representations: - 1 letter of objection received in relation to the original plans from the owner/occupier of 6 Abbots Way.

- Significant loss of light and sunshine to small garden
- Loss of light to two bedrooms
- Overwhelming view through the windows.
- Wall of the extension has not been cladded.
- Fence damaged and needs replacing.
- Significant impact on property aesthetically and practically.

No comments have been received in relation to the amended plans.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The side extension has been constructed and not completed; it is clearly visible within the street scene. Once rendered to match existing and the dummy pitch added, its appearance will be enhanced. The hip to gable extension will increase the bulk of the building when viewed from the street however this development would not be harmful and is in keeping in scale and appearance with the existing bungalow. The rear dormer is large however it will not be clearly visible and there are similar dormers nearby. A similar development in the form of a hip to gable and rear dormer could be built under permitted development with the same impact. It would therefore be difficult to resist such a development in this case. The front roof lights would have no adverse impact and could also be inserted under permitted development.

Materials will be used to match existing, therefore in keeping with the street scene and surrounding locality where traditional materials are used.

Residential amenity

The main property to be affected is no 6 Abbots Way to the west of the site. This bungalow is on the corner with the rear elevation adjacent to the side elevation of the application site. The bulk of the development has now been moved back to the line of the original bungalow and therefore there is space between the roof extension and the boundary with this neighbouring property. It is noted that no 6 has a shallow garden and windows facing the proposed development. As amended this relationship is on balance considered acceptable. Also taking into account what could be constructed at the site under permitted development. The dummy pitch roof to the side is low level and will not result in loss of light or poor outlook for the adjacent occupiers to an unacceptable degree.

The side landing window in the gable is conditioned to be obscurely glazed and fixed shut.

To the rear the proposed dormer will overlook the neighbouring gardens and dwellings the plans show the distance between the nearest dwelling to be just under 20 metres. It is considered that a similar dormer could be constructed here under permitted development resulting in overlooking to the same degree. Therefore no refusal could be reasonably justified on this ground.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on side gable and window to be obscurely glazed and fixed shut.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments
2. The applicant is advised that the single storey side extension permitted under AWDM/2028/20 must be finished in render to match the existing bungalow in accordance with the conditions of the planning consent.

Case Officer: Hannah Barker Date: 4th March 2025

Authorised by: Peter Barnett Date: 4 March 2025