Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0709/11

Site: **Colepen East Street Lancing West Sussex**

Proposal: **Proposed first floor rear extension with pitched roof, and other alterations comprising removal of side bay, and replacement PVCu windows.**

Date of site visit: 09.09.11

Neighbours checked: Y

Additional neighbour notifications: N

Proposal
The application dwelling is an end of terrace house located on the north side of the road, within the built up area of Lancing. The house itself is a characterful, flint fronted cottage with Dutch-barn gabled roof, at the eastern end of a terrace of three similar properties. The dwelling has previously been extended with single storey flat roof extensions, and a one and a half storey rear projection, and a side bay window at ground floor level.

Permission is sought for the removal of the side bay window and restoration to a flat flank wall; demolition of the single-storey rear extensions; the increase in height of the rear 1 ½ storey ridged roof projection to improve interal headroom of this bedroom; and the replacement of uPVC windows in the resultant alterations.

Consultations and Representations

Lancing Parish Council: There was concern that there might be objections by the neighbours to this proposal, however they wish to consider these prior to making any objections.

Third Parties: There has been two letter of representation.

One of objection from the attached house to the west, Norris Cottage. The owner strongly objects to the proposed first floor extension, stating that the height of the proposed extension will severely affect the sunlight they receive to the first floor bedroom, dining room and the amount of sunlight their garden receives, therefore having a detrimental impact on their families enjoyment and the amount of time that it is enjoyed by their family, particularly in the summer where the sunlight will be blocked from 11am onwards.

One letter of support has been received from the owners of Gochers Laundry to the north state that any improvements made to the area to update and modernise are very important and I would like to send my backing over this development.

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'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies
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, 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; the proportion of garden area taken by the proposal should not be excessive having regard to the character of the area; and it should comply with the Council's adopted standards.

Visual amenity
The proposed first-floor rear extension is of sympathetic design, with ridged tiled roof and in this case with matching rendered brick side walls. As amended the extension would have an eaves level that would be set under that of the existing main roof by 0.4m, and the apex of the roof would be located nearby to the existing rear dormer. The amended scheme shows the reduction of the eaves by 0.4m from originally submitted, resulting in an increase in 0.4m of the height of the flank wall. It is not considered that the proposals would appear particularly cramped given that it would be to the rear of the building where there are a mixture of existing extensions and dormers.

The proposed replacement windows would be similar in design to those elsewhere on the dwelling and are considered to be acceptable in style, and opening size, and unlikely to have an adverse impact on the appearance of the dwelling.

Residential amenity
The proposed demolition of the single-storey rear extensions would improve the appearance of the rear of the dwelling, and would result in the reduction in the amount of built form that is adjacent to the attached property. The westernmost of the single-storey extensions would probably result in the loss of a 1.4m high flint boundary wall, however the re-erection of something under 2m in height to replace it is a civil matter between the two adjacent owners rather than a planning matter to be considered as part of this application.

The attached dwelling (Norris Cottage) has bedroom windows in the rear elevation, to the west of the 1 ½ storey rear projection, and to the east of its own flat-roofed two-storey extension, at first floor level, and from a small dormer window at roof level. As originally submitted the proposed increase in height of the rear projection would have left the first floor room (of Norris Cottage) in a higher recess which would have a more enclosing effect as a result of the increase of the west side flank wall. The applicants agent has submitted amended plans which show a reduction by 50% the height of the

increase. The flank wall would now be under the main eaves line and only represents a 0.4m increase in height as a result.

Whilst the first floor bedroom of the attached neighbour would have its outlook impacted from this increase in height, it is considered that, on balance, the amended 0.4m increase would not be so significant as to warrant refusal.

It is not considered that the increase in height of the rear projection of the site would have an impact on the bedroom window of Norris cottage served by the roof dormer, or on the ground floor kitchen window.

The gardens to these properties are north facing, and whilst the increase in height would be 0.4m across the entire rear projection, it is not considered that this would have a significant impact on daylight or overshadowing to the rear garden of Norris Cottage particularly after 12 noon where the sun would beyond the boundary of the site.

Recommendation

Approve for the reason that:

The objections of neighbours have been taken into consideration, however the proposed extensions and alterations would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7).

Subject to:

1. Standard 3 year time limit
2. Materials to match existing.
3. Precautionary contaminated land condition
4. Drawing: 1011/PO2 rev B. Received: 24.11.11
   Drawing: 1011/PO4 rev A. Received: 24.11.11
   Drawing: 1111/SP01 Received: 26.09.11
   Drawing: 1111/PO1 Received: 26.09.11

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

Case Officer: Carlos Hone Date: 28.11.11

Authorised by: Keith Morgan Date: 28.11.11