Development Management – Delegated Officer Report

Application Number: AWDM/0862/24 Recommendation: APPROVE

Site: 35 Lancing Park, Lancing, West Sussex

Proposal: Loft Conversion with hip to gable roof extension, north and south dormers.

Date of Site Visit: 30th July 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached chalet bungalow with hipped roof to the front with dormer and gabled roof to the rear with rear conservatory. There is a detached garage building to the side, rear of the site.

Consent was originally sought to convert the loft with a hip to gable roof conversion, rear roof terrace and north and south side flat roof dormers.

Officers considered the dormers to be overly large and, due to the clear glazing, overlooking occurred. The roof terrace was also unneighbourly and out of character. Amended plans have been received to show the southern dormer reduced in width, the roof terrace removed and windows to be fitted with obscured glazing as appropriate.

The current plans show three bedrooms and two ensuites in the roof space. There are two dormer windows to the north and south roof slope and roof lights on the south elevation also. A front gable is also proposed. The internal ground floor is to be remodelled with some changes to the window openings on the side. The rear first floor window will be extended to a full height juliette balcony. There are no changes to the garage/workshop which will remain.

Lancing Parish Council: - Original Plans: - Councillors resolved to support this application.

Representations have been received in respect of the original plans and no representations have been made following the revisions.

17 West End Way: - Loss of privacy due to roof terrace, will be able to see into my garden and house.

15 West End Way: - Object due to overdevelopment, balcony sets a precedent, Overlooking, small property developed beyond plot size, noise, pollution, pressure on existing services.

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 2023)
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 street scene comprises many similar properties most of which have been extended and altered in a similar way to that proposed here. There are properties at a larger scale and many flat roof dormers are visible. The side dormers proposed here are similar to those at neighbouring properties and will not be out of character. There are other examples of front gable extensions.

Residential amenity

The main properties to be affected are those either side of the site. To the south is a similar bungalow with a roof light on the side roof slope. The dormer proposed here will serve the ensuites therefore the windows will be obscurely glazed. There are rooflights to either side of the roof slope and these are clearly glazed. It is not considered that there will be any significant overlooking in this case to warrant a refusal and the proposed works will not preclude any similar development at the adjacent bungalow. A proposed door will be added at ground floor which will face onto the side of the adjacent bungalow. There are currently side windows and mutual overlooking here due to a lack of boundary treatment and there would be no greater harm than currently exists.

To the north the neighbouring bungalow has a side flat roof dormer, the proposed dormer will face this and the plans show the nearest window to be obscured with the

two further windows to be obscured up to 1.7 metres with top level clear glazing only. This is to give the bedroom some outlook whilst not resulting in overlooking towards the existing dormer. This on balance is considered acceptable.

There are some windows to be blocked at ground floor, there is fencing between the properties therefore no harm will occur as a result of any ground floor changes in this case.

It is not considered that the bulk of the front gable will give rise to any significant loss of light or overbearing impact to the adjacent dwellings, there is spacing between the buildings and the scale of the building will only be slightly increased as the front dormer added bulk to the front hip.

A juliette balcony is added to the first floor rear window, this will overlook towards the rear, west. This replaces an existing window and although this will be a more panoramic view, there will be more than 22 metres directly to the nearest window, therefore no such overlooking to warrant a refusal here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south roof slope.
5. The windows in the dormer in the southern roof slope shall be fitted with obscured glazing at all times. The windows in the northern dormer shall be fitted with obscured glazing with the two eastern windows clearly glazed above 1.7 metres finished floor level only.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments

Case Officer: Hannah Barker Date: 14th October 2024

Authorised by: Peter Barnett Date: 14 October 2024