Development Management – Delegated Officer Report

Application Number: AWDM/1120/23 Recommendation: APPROVE

Site: 4 Ingleside Crescent, West Sussex

Proposal: Proposed single storey rear extension and loft conversion including side gable and front and rear dormers.

Date of Site Visit: 27/09/2023

Neighbours Checked: Y

Additional neighbour notification: N

Site and Surroundings

The application site is a semi detached, bungalow on the west side of Ingleside Crescent in Lancing. There is an existing rear conservatory and side / rear garden. There is a vehicular access to the southern side of the boundary providing access to a garage with a further space in front for an additional car.

Ingleside Crescent has no set character with a mix of two storey dwellings, bungalows and chalet style bungalows. The topography of the location is largely flat, the application site backs onto the rear gardens of South Street which has a plethora of local amenities.

The wider character of the area comprises a number of properties which have converted the roof space into residential accommodation, this comes in multiple forms with box extensions to the rear and hip to gable alterations also being a common feature.

Proposal

The application is for the conversion of the roof space into residential accommodation through the introduction of front and rear dormers and hip to gable extension. The other aspect of the application is to provide a single storey rear extension. The rear extension will be full width and have a depth of 2.24m.

Consultations:

Lancing Parish Council: No comments received

Representations

One letter of objection from 1 Ingleside Crescent – *the occupants of no 4 will be able to look directly into our garden and in to our home we will lose all privacy in our garden and our home.*

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 (July 2021)

Planning Assessment

Principle

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual amenity

Due to the nature of the proposed alterations they will be highly visible from within the street scene as well as the wider locality. The hip to gable roof conversion is a common feature including at no.134 Kings Road to the North and nos. 9 and 11 Ingleside crescent who have both completed similar works to those proposed within this application. Nos. 8 and 14 have both converted their roof spaces although these are in alternative forms. Due to the number of roof alterations and conversion within the locality, it is not considered that the introduction of a hipped to gable roof form would be unacceptable. Furthermore the dormer to the front is not considered to be a feature that is alien within the locality and as such is also acceptable in terms of visual amenity from within the street scene. The materials proposed within the development will be new to Ingleside Crescent with cladding proposed. Whilst this will be a new addition to the road, within the wider area there are a number of different materials used including cladding, render and tiles. As such the new materials are not considered to be conflicting with the surrounding character

The overall scale of the proposed dormers are considered to be appropriate to the host dwelling. There are a number of properties within the direct locality that have similar levels of development within the smaller plots. As such it is considered that the scale of the proposed development would not be overly dominant on the street scene. This is considered acceptable due to the separation distance to the property to the south and the detached garages providing the nearest development to the south. Whilst it cannot be considered that the proposed development will be

subservient, the pitch height is retained and the dormers are considered to fit comfortably within the roof space.

The bulky box dormer to the rear of the property is not the most aesthetic form of development but with only glimpsed views available from within the public realm. Furthermore a number of the neighbouring properties hosting similar forms of development it is not considered to be demonstrable to the application.

The single storey rear extension would not be visible from the public realm due to the location to the rear and the large rendered wall to the side of the exiting property providing screening. As such the glimpse view nature of the single storey rear extension is not considered to be visually obtrusive within the public realm and is considered a subservient and acceptable alteration.

Residential amenity

The main concerns within this application relate to the relationship with the neighbouring properties. The hip to gable roof conversion is to the south of the application site. There is a significant separation distance to the neighbouring property to the south of the application site at approximately 22.5m. It is not considered that this form of development in this location would result in any unacceptable overlooking or overbearing impact on the neighbour.

Within the converted roof space via the hip to gable there will be two windows that fit within the new gable end. As stated above there is significant separation distance between these windows and the neighbouring property. Furthermore the windows on the southern elevation serve secondary rooms. In order to protect the amenity of the neighbouring properties to the south the windows have been conditioned to be obscure glazed.

The dormer to the rear, as previously stated, is a bulky addition and as such will have some overshadowing impact on the neighbouring property to the north. However due to the neighbouring property having a single storey rear extension it is not considered that the overshadowing impact on the neighbour is reason for refusal.

The proposed dormer to the rear will create a fist floor which will provide some overlooking of neighbouring properties. The buildings to the rear are not residential buildings so the concerns relate to the adjoining property to the north. However the relationship between the host and the neighbouring property to the north as well as the fall back position established through the GPDO would ensure that the proposed dormer to the rear is not unacceptable.

The dormer to the front of the proposed application site has the potential to overlook the property to the east. This overlooking is not considered to be demonstrable to the

application as there is separation from the dwelling which has the front garden, road and garages providing screening. As such the potential for overlooking is reduced. The front of the property could also under permitted development introduce roof lights within the existing pitch. As such the difference in impact between the potential for roof lights and the dormer is what can be considered as part of this application. The difference between the two would be limited with a marginal difference in location. The objector's property is also currently overlooked by houses to its rear. As such the front dormer is not considered to result in demonstrably harmful overlooking that would be unacceptable within the residential area.

The single storey rear extension is not considered to result in any overlooking or overshadowing of the neighbouring property due to them having their own extension. This also ensures that there is no overbearing impact on the neighbour through their extension protruding further than that of the proposal. Within the extension it is proposed that there will be two roof lights, these sit comfortably within the roof of the proposal and will not provide any views into the neighbouring property. To the south of the extension there is proposed to be a set of bi folding doors. These are considered acceptable due to the distance to the boundary and the fact that any views gained from this development would already be available from within the garden of the existing dwelling.

As such it is considered that the development would comply with the Local Development Framework and be an acceptable form of development in relation to the overbearing, overshadowing and overlooking of the neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match those approved on the plans

Is recommendation contrary to letter(s) of representation Y

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	Finlay Gardner	Date: 04/10/2023
Authorised by:	Peter Barnett	Date: 4 October 2023