Development Management - Delegated Officer Report

Application Number: AWDM/0872/21 Recommendation – APPROVE

Site: 18 Croshaw Close, Lancing, West Sussex

Proposal: Single storey rear/side extension and rear flat roof dormer

Date of site visit: 6th July 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a gabled roof semi detached bungalow with flat roof garage set back to the side connected to the rear of the bungalow by an existing flat roof single storey rear extension. The property is within a cul de sac of bungalows of varying style and appearance many of which have been altered and extended.

Consent was originally sought for a flat roof rear extension 5 metres in depth which wrapped around the side in the place of the existing garage and set forward. Also proposed was a loft conversion with hipped roof rear projection over the proposed ground floor extension.

Officers considered that both the proposals could not be supported due to the impact of the extensions upon the attached bungalow and the character and appearance of the bungalow being affected detrimentally by the first floor addition extending from the roof. This form of development (in effect a first floor extension to a bungalow) would be harmful to the appearance of the building in principle and in terms of the increased bulk and scale. It would also set a precedent for further similar development which cumulatively would be damaging in terms of the surrounding character of the built environment.

Amended plans have been received which show the ground floor extension reduced in depth to 4 metres maximum with a set in from the boundary of the attached bungalow at 2 metres in depth by 1 metre. This extension then wraps around the side projecting forward beyond the front of the existing garage. A new entrance door is proposed here with bathroom, bedroom and kitchen living space provided in the new space. The loft conversion provides two bedrooms and a bathroom with roof lights to the front and rear roof slope and a flat roof dormer to the rear.

Lancing Parish Council: - No Comment

Representations

None received

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)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading 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 its surroundings.

Visual amenity

The single storey side extension and roof lights will be visible within the street scene; the side extension is set back and is of subservient scale. The front elevation will be completed in brick to match existing. It is not considered that there will be any impact upon the character and appearance of the building or street scene as a result of this addition. While flat roofed, its set back will reduce its impact and there are other examples of flat roofed buildings in the street scene. The roof lights are not prominent and could be inserted under permitted development. They are not harmful in terms of visual amenity.

The scale of the additions overall is modest and in keeping with the existing bungalow and street scene. The dormer does not dominate the rear roof slope. The use of materials to match from the front and render to the rear is acceptable.

Residential amenity

The main properties affected are those either side of the site. The attached bungalow has a rear conservatory and an adjacent window in a recess. Development Management Standard No. 2 states that in cases such as this extensions within 1 metre of the boundary cannot be supported due to the impact upon the adjacent recessed window. In this case the amended plans show 2 metres in depth and then a set in of 1 metres and a further 2 metre projection. On balance this is considered acceptable in the light of the existing rear extension at the application site and the set in proposed.

The side extension will extend onto the rear of the existing driveway. There are windows adjacent at the neighbouring property on the other side of their drive. These currently face onto the side of the existing bungalow. The extension will reduce the width of this gap however there is limited light and outlook as existing and no side windows are proposed which will overlook. Again this relationship is considered acceptable.

The dormer will face to the rear toward garage blocks and houses beyond. There will be no overlooking in this case which would warrant a refusal and a dormer could be built here under permitted development having the same impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing with render to the rear elevation of the single storey extension.
4. No additional windows on the east or west elevations of the extensions.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 28th September 2021

Authorised by: Peter Barnett Date: 28 September 2021