Development Management - Delegated Officer Report

Application Number:AWDM/0557/20 Recommendation – Approve

Site: 1 Freshbrook Close, Lancing

Proposal: Proposed hip to gable roof extension at rear, extension of dormer on west roofslope and new dormer to east roofslope (both side dormers to be clear glazed, rear windows to be obscure glazed)

Date of site visit: Viewed using Google maps and appplicant's photos

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached hip roofed bungalow. It currently has a clear-glazed dormer on its west roofslope. It is proposed to construct a hip to gable roof extension at the rear, to increase the size of the existing dormer and to construct a new dormer on the east rooflsope. The application has been amended since its original submission in order to improve the design. The original plans had shown the retention of the hipped roof at the rear and the construction of an unsympathetic wraparound dormer.

In order to overcome objections from the occupiers of a bungalow at the rear, the rear windows have been amended to be obscure glazed.

Relevant Planning History

None

Consultations

Lancing Parish Council: No objection

Representations

Original Plans: Letter of objection received from the occupiers of 2 Bridge Close:

Very concerned about the expanse of glass in the south elevation as the windows will enable a direct view into our bedroom which has double glass French doors and our conservatory/ kitchen. This would impinge greatly on our privacy and we politely request the two lower level windows to be obscured glass

Subsequently requested that if it is possible we would prefer the middle panes of glass to also be obscured as they would also overlook us i.e. all 4 obscured for privacy.

Amended Plans: 2 letters of support received from the occupiers of 15 Russells Drive and an unspecified address

Letter received from the occupiers of 2 Bridge Close: Pleased that the rear windows are now to be obscure glazed and thank the owners for this consideration.

Concerned that the glass in the rear windows will create a lot of glare especially as they are south facing.

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 (February 2019)

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 amended proposal is considered to be acceptable in visual terms. While the pair of dormers on the side roofslopes could appear as 'wings', both dormers are set back from the front of the building, set down from the ridge and retain adequate amounts of roofslope around them. It is not considered that they will appear unduly harmful.

Residential amenity

The new rear gable will include large full height windows which will face towards the rear of bungalows in Bridge Close and across the rear garden of 9 Russells Drive. The distance from the rear of the application property to the conservatory dwelling at the rear of 2 Bridge Close is 21.26m while to the original rear wall which contains a bedroom served by French doors, the distance is 22.95m. The new windows will serve two bedrooms and some overlooking would have occurred. However, amended plans now show all the rear windows as being obscure glazed and top hung in order to overcome the concerns of the neighbours to the south. They are still concerned at glare from the proposed glazing but it is not considered that this is a reasonable objection in this case.

The proposed windows in the side dormers are to be clear glazed to enable the proposed bedrooms to have some outlook. The existing side dormer is already clear glazed and the proposed clear glazing to the east side will face largely across the roofslope of the neighbouring bungalow. On balance, it is

considered that the proposal will not cause a serious loss of privacy, light or amenity for neighbours and can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Rear windows to be obscure glazed

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 20 July 2020

Authorised by: Gary Peck Date: 20 July 2020