Development Control – Delegated Officer Report

Application Number: AWDM/0579/16 Recommendation – APPROVE

Site: 6 Rossiter Road, Lancing, West Sussex BN15 0NP

Proposal: Part single and two storey rear extension and front porch

Date of site visit: 19.05.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached house located on the west side of Rossiter Road in Lancing. The road is on rising land, and the properties likewise are on various levels to each other. The application site has an existing vehicular access with a parking area to the front. The entrance door to the property is to the side and can be accessed only by a series of steps with no balustrade. The steps continue from the top standing step down to the rear garden. The garden is on a lower level than the rear of the house.

One half of the rear elevation has an existing long, mono pitch, single storey extension and to the other half there is a conservatory.

No. 6 is set back further than the neighbouring property no. 4. No. 4 has had a two storey rear extension which continues the existing roof plane, but does not reach the height of the roof apex. Because of the topography of the street, no. 4 is on lower land than the application site. No. 8 is slightly higher and has a single storey rear extension not as deep as the current extension at no. 6, and also has a side roof dormer.

The street scene comprises predominantly 2 storey semi-detached properties at the beginning of the street, and then changes to bungalows (some with roof dormers) as the topography rises.

Proposal

Planning permission is sought for a part single-storey and part two storey rear extension, together with a front mono pitch porch.

There is also a dormer indicated within the plans, but this is indicated to be undertaken as permitted development, and does not form part of the planning application under consideration.

The two storey element will be of a very similar design to that of no. 4, namely following the roof plane, but not continuing to rise to the roof apex of the existing dwelling, and will measure some 6.3m high x 3.7m wide x 2m deep

The single storey section of the extension will be beyond the proposed two storey part, and will be across the full width of the dwelling, and will measure some 3.5m high x 3.6m deep.

The mono pitch porch to the front will enable the side entrance door to be repositioned to the front.

Consultations: Southern Water
'The proposed extension lies over an existing public sewer. An investigation of the sewer is required to ascertain its condition, the number of properties served, and potential means of access, before any decision can be made as to whether it would be acceptable for the proposed development to be constructed over or close to the sewer.
If the application received planning approval, please attach an informative to the consent.'

Representations: Lancing Parish Council
'No objections or comments'

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Relevant Planning History

ADC/0204/08 Rear conservatory, single storey front extension and loft conversion (with side dormer). Permitted 01.07.2008

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed rear extension will see the removal of the existing 2 no. extensions which cover the width of the property, and has been split into a part two storey and part single storey in order to minimize its effect onto the neighbouring properties. The two storey section mirrors that of its neighbour to the south, no.4, and the single storey section will be approx. 2.25m longer than the existing conservatory.

The front porch and entrance door, will see the loss of the existing side entrance door, which would be replaced by a double window serving the existing hall; a further 2no. ground-floor windows serving the enlarged dining room would be put into place within the side elevation of the proposed rear extension together with a new window in the side elevation of the proposed front porch.

Turning to the rear elevation, there will be glazed; double doors with a window either side of them on the ground floor; a first floor window serving the enlarged bedroom; and a window serving the new staircase to the second floor.

The new windows in the side elevation will look towards the neighbouring property, no. 4, and considering the rooms that they will be serving, it would not be unreasonable to require these windows to be obscured glass.

The extensions proposed would be in keeping with the design of the house, particularly taking on board that other neighbours have done similar extensions, and would have no impact on the street scene.

The design of the front porch with a mono pitch roof will follow the pitch lines of the roof and it would be similar to its neighbour, no. 4, and will create an improved entrance to the dwelling.

Residential Amenity

Part of the proposed single storey element of the rear extension will be the same length as the existing single storey extension at the boundary with no. 8, and will continue across the width of the dwelling, and will be approx. 2m longer than the existing rear conservatory. This section of flat roof will allow an improved, uniform roofline across the rear single storey extension, which will be of benefit to no. 8 in particular in comparison to the tall mono pitch extension that currently exists on the boundary with no. 8. The single storey rear extension has a flat roof approx. 3.65 deep before rising into a 2 storey, pitched roof element. This 2 storey section will follow the roofline down on the south elevation and meet the eaves there. Conversely, the north roofslope of the 2 storey section will only come partly down, having its eaves height approx. 2.15m above the flat roof. By having the roofline terminating at this point, it will serve a dual purpose; firstly it will take the 2 storey element off the boundary to no. 8 by approx. 2.35m, thereby minimizing its impact onto that property; and secondly the roof design will mimic that of no. 4, thereby will accord with an existing design.

No. 4 is on lower ground than the application site, and situated approx. 3m. to the north of the extensions. No.4 has windows to the rear of their property, and, using the 45 degree rule, it does not look as if the new extensions will block the line of site and or daylight to this property.

No 8 already have the existing single storey mono pitch extension to their boundary, and the proposed single storey extension will be lower than the existing extension. Whilst the new two storey extension will be higher than the existing single storey mono pitch extension, it will be positioned some 2.3m further from the apex of that roof, thereby not creating any adverse impacts for no. 8.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Matching Materials
4. All new windows on the ground floor within south elevation of the proposed new extensions to be obscure glazed
5. No windows within the north elevation of the extensions

Informative

1. Approved following revision
2. SW

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

Case Officer: Eve Hearsey Date: 15.06.2016

Authorised by: Jo Morin Date: 16.06.2016