Application Number: AWDM/0662/15 Recommendation – REFUSE

Site: 3 Mountview Road Sompting Lancing

Proposal: Hip to gable roof extension on north elevation; first floor extension over existing ground floor extension.

Proposal, Site and Surroundings

The application site consists of a semi-detached, hipped-roof bungalow previously enlarged by a single-storey rear extension within a street of similar properties, many of which have been altered and extended with alterations to the roof and rear extensions.

The application seeks consent for first-floor roof extensions comprising a hip-to-gable, and flat-roofed extension over the existing ground-floor addition. The ground floor addition as existing is 2.4 metres deep. The proposed plans show the bungalow being extended to the rear from just below the existing ridge height by 5.3 metres rear wards. The proposed roof extensions would be tile-hung with windows to the rear and on the north side and a velux window to the front roof slope. The proposed first-floor accommodation would consist of 2 bedrooms and a bathroom.

Consultations:- none

Sompting Parish Council: Objects through over development design and impact on neighbours.

Representations: 3 letters of objection have been received.

1 Sedbury Road, Sompting – Object to first floor extension as will directly over look both bedrooms to the rear causing loss of privacy.

1 Mountview Road – Object – no objection to development of front and rear dormers within existing roof space. Proposals are unneighbourly and overdeveloped, out of character giving a top heavy appearance. There would be overshadowing of the conservatory and loss of light. Any dormer at no. 1 would have reduced light and would be overshadowed. 33 Mountview Road and 37 Mountview Road were both refused planning permission to build a flat roofed first floor extension with dormers with 37 subsequently getting permission for dormers. If this proposal where allowed it would set a new low standard that would allow huge two storey extensions to the rear of bungalows.

7 Mountview Road – The extension as proposed would seriously affect the lighting in this space and would be visually very intrusive and unattractive. It would block all direct light from the sky, permanently changing the nature and quality of our living space. If the development were limited to building above the bungalow and not the rear extension this problem would be avoided.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 main issue in this case is the impact of the proposed development on the character and appearance of the existing bungalow and street scene. The hip to gable extension will be clearly visible within the street scene although this element in itself is not of a scale as to appear unduly obtrusive. Especially given the presence of similar additions to comparable dwellings in not only the same street but the other streets in this particular locality.

The rear addition however will be exceptionally large and set above the whole of the rear addition with its box formation shape, would be a substantial and over dominant projection and would represent a very poor form of design. The addition will appear overly large and markedly disproportionate in terms of the modest scale of the original dwelling and the attached half of this pair, No.1. The rear extensions will be clearly visible within the street scene when approaching the site, particularly from the north, the large bulk of the roof will be a dominant feature within the street scene.

It would be a strident and incongruous form of development completely out of character with the form of the dwellings in the locality including those that have been extended. If permitted the works would set a harmful precedent for further development which would be detrimental to the character and appearance of the surrounding locality.

Residential amenity

The attached property to the south No.1, has been *enlarged at the rear by a modest-sized conservatory but otherwise appears largely unaltered.* In view of its large size and 'bulky' form , the proposed first-floor rear addition would not only appear visually overwhelming in relation to No.1, but have an oppressive impact resulting in a loss of outlook, light and direct sunlight to the clear disadvantage of the living conditions of the residents of this property.

The neighbouring property to the north, No.7, has aspect to the south towards the application site. With its main entrance and dormer windows facing towards the site of the proposal there would be some loss of aspect and overbearing impact to the detriment of its occupiers. Having said this no.7 is at a higher ground level and the site is to the south of the neighbouring property.

Recommendation

REFUSE for the reason:-

The proposal is unacceptable in that the size, form and position of the proposed rear first floor extension, do not relate sympathetically to the appearance, design or scale of the existing bungalow. The development would detract from the character of the existing bungalow constituting a visually dominant and inappropriate form of development and that would cause unacceptable loss of light and outlook to the neighbouring properties to the immediate south and north. The proposal is therefore contrary to saved policy AH7 of the Adur District Local Plan and the NPPF.

Case Officer: Hannah Barker **Date** 22.07.15

Authorising Officer: Jo Morin **Date:** 22.07.2015