Expires 11/2/09.

Development Control – Delegated Officer Report

Application Number: ADC/0588/08 **Recommendation – Refuse Application**

Site: **12 Fairview Road Lancing West Sussex BN15 0PA**

Proposal: **Single-storey side and rear extensions; rooms in roof (with raising of ridge and firstfloor extension to east side with rear balustrades); and double garage at front (amended scheme)**

The Application

The application site is a hip roofed detached bungalow located on the north side of Fairview Road, Lancing. The bungalow is 'L' shaped with a large east side lean-to utility extension and a long rear garden. The site is situated on a north/south slope such that it is much higher than the street with a raised front garden and a single basement garage to the west. It is tightly bounded to the east and west by detached bungalows with a variety of other detached dwellings beyond and opposite.
Permission was granted under ADC/0429/08 for side extensions, a double garage to the front, and a rear pitch roofed bedroom extension close to the eastern boundary. This application seeks permission for multiple alterations to the previously approved design. The infill front west side extension and the east side extension are to remain as approved whilst the front double garage is to be moved forward by 0.5m to allow for pathway access across the front of the bungalow. To the rear, the ridge line is to be raised by 0.5m and carried across the rear of the east side extension to form a gable end. A large dormer is to be sited off the ridge line in the rear roof plane such that it will meet flush with the west side hip and new east side gable ends. This dormer will have two 'Juliet'-style balconies serving a new master bedroom, landing area, and bathroom. On the ground floor at the rear a small 3.5m by 3.7m flat roofed extension will sit off the existing lounge.

Consultations and Representations

Third Parties

Lancing Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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'

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.
Development Control Standard No.3 'Extensions and Alterations to Dwellings' states that dormers should not be so large that they over-dominate the dwelling, resulting in a top heavy 'box-like' appearance (para 3.11). They should be kept well below the ridge level of the existing roof and should not project as far as the walls of the house. A large amount of the original roofspace should still be clearly visible. Roof extensions should respect the scale, character and appearance of existing dwellings (para 3.14).
PPS25, Structure plan policy ERA4 and Local plan policy AP4 all refer to the need to minimise flooding resultant from surface runoff, and measures to ensure such runoff is minimised should be incorporated into permissions. Such measures are also now required under amendments to the GPDO in reference to hardstandings.

Visual Amenity

Garage: The principle of the double garage to the front has already been established by virtue of the previous application (ADC/0429/08) as well as by recent approvals for similar garages at No's 14 (L/195/05) and 16 (L/8/04) directly to the west. The dimensions of the garage will remain as before (6m in width, 2.6m in height and 5.5m in depth) however it has been moved forward towards the roadside by 0.5m in order to incorporate a pathway between it and the main dwelling. This will result in the front part of the garage being sited approximately 5m from the pavement, approximately in line with the neighbouring garages at No's 14 and 16 which is considered acceptable. The existing crossover and driveway to the west will again be moved more centrally to be in line with the garage whilst new stairs will be sited to either side. The roof of the garage will be level with the entrance to the bungalow such that it could be used as a balcony, similar to that atop the garage to

No.14. Under the revisions to part 1 of the GPDO 1995, the formation of a balcony at such a level now requires explicit consent so no restriction via condition is deemed necessary.

Front Infill: This rendered section of the scheme will bring the lounge area forward to the building line of the front gabled projection, including a 1.5 metre deep balcony/porch beneath a hipped dummy pitch. The principle of this element of the proposal has already been established as acceptable under ADC/0429/08.

Side extension: The 2.5 metre wide side extension will replace an existing lean-to structure and will run the depth of the building from the front building line. It will have a dummy-pitched flat roof to the front to create a symmetry with the infill section to the other side of the central gable projection. Again this element of the proposal has already been established as acceptable under ADC/0429/08.

Rear extension: The approved 9m deep extension to the rear east side has been replaced with a much smaller 3.7m by 3.5m flat roofed addition to the rear west side lounge. It will sit 1.1m off the boundary with No.14 to the west with a window in the rear elevation and French doors facing to the east across the main patio area. Given the 2m boundary wall and high vegetation separating the properties this element of the proposal will not impact on No.14 to any significant degree.

Roof extensions: As described, the existing hipped roof is to be raised by 0.5m and extended across the rear of the approved side extension to form a gable end. The west side hip will remain. Extending from the gable end will be a large rear dormer sitting off the raised ridge line and marginally off the rear wall. No part of the original roof space will be visible. It is clear that the dormer does not meet any of the requirements of the above DC standard. It is far too large and over-dominating sitting as it does directly on the margins of all sides of the rear roof plane with no rear roof line visible. It will as a result be an awkward feature that bears no relation to the predominant roof forms within the streetscene and will be an incongruous feature when seen from the street and neighbouring rear gardens.
It is noted that the ridge is to be raised following the front pitch to the rear. Should the dormer be reduced in size acceptably then this will undoubtedly result in either a sharper rear pitch or a raised rear eaves line to accommodate the new rear roof plane. The result would be an awkward roof profile lacking any balance contrary to local plan policy AH7.
The full gable end will somewhat mirror that of the neighbouring bungalow at No.10 but will serve to unbalance the current symmetry about the front gable projection. A full hip would be ideal in this instance.
The combination of the raised ridge, full gable end and over-dominating rear dormer are clearly unacceptable with regard to local plan policy AH7 and its accompanying DC Standard. Whilst the principle of extending the roof to accommodate rooms is accepted the manner in which it is proposed to be achieved is not. This element of the proposal cannot thus be supported as it stands.

Residential Amenity
The front infill section and side extension are as approved under ADC/0429/08 and have thus been determined not to impact significantly on neighbouring dwellings. Likewise the modest rear extension will not impact on No.14 as it will barely be visible given the tall boundary treatment. The proposed roof extensions will have 'Juliet' style French doors in the dormer with a window in the gable end to serve a bathroom. Neither of these elements will result in a loss of privacy to neighbouring properties given the nature of the plot. It is noted that No.10 has a 'Juliet' style French door in their new rear dormer which sets a precedent for one in the applicants. The secondary 'Juliet' window serves a landing area and is unnecessary. A standard window would be more appropriate in this instance.

Recommendation

REFUSE on ground that :-

1. B5AR 'The proposed roof extension... (AG1, AH7)'
+
B5ER (amended)

Case Officer:.....

Date: 27/1/09

PB 30/1/09