Development Management - Delegated Officer Report

Application Number: AWDM/0647/18 Recommendation – APPROVE

Site: 28 Seaside Avenue, Lancing, West Sussex

Proposal: Single storey rear extension including extension of the roof ridge to rear (south) to provide rear hip and rear dormer.

Date of site visit: 19.06.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow with a detached single garage set back to the side and rooms in the roof served by roof lights. There is an existing single storey flat roof extension to the rear. The bungalow is within a cul de sac of similar properties. Off street parking is to the front and side of the bungalow.

Consent was originally sought to increase the ground floor at the rear adjacent to the existing flat roof extension to the same depth. The proposal then included plans to raise the ridge height of the bungalow and extend over the rear extensions with a full rear gable extension with window in the rear gable and additional roof lights to the side roof slopes. Officers considered this proposal to represent poor design and an overly bulky form of development out of character with the main dwelling. A request was made to remove the rear gable and have a hipped roof over the single storey extensions. As a compromise it was agreed that support could be given to a rear hip with flat roof dormer serving the bedroom. Amended plans were submitted and readvertised.

Representations

1 letter of objection from owner/occupier of no. 27 Alexander Road relating to initial plans: - The existing window to the rear is a velux type window and as such has little impact on privacy. The new window will look directly into my garden and also lounge. It would significantly impact upon privacy if it was any higher than the present window. If the new window were to be higher or much larger than the present one I would request that it be obscured glass.

No comments were made following submission and readvertisement of amended plans.

Lancing Parish Council: -

No objection

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 (March 2012)

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 rear additions are not overly dominant within the street scene, yet the increased depth of the ridge and increased bulk to the rear of the building will be visible due to the spacing between the bungalows particularly to the east. The plans as amended result in a hipped roof with a dormer which is set in from either side of the roof, therefore the bulk is limited. It is considered that the proposal as amended is in keeping in scale, form and design with the existing bungalow and street scene.

Residential amenity

The increased bulk to the rear of the building brings the bungalow further to the south than existing. The increased roof bulk will be visible from the properties either side. However there is ample space between the bungalow to the east and the application site to ensure that the extensions will not result in a loss of light or overbearing impact here. The bungalow to the west is closer to the boundary and the bungalow at the application site is adjacent to the boundary here. Although the depth of the bungalow will be increased here it is not considered that any impact with regards to loss of light or overbearing impact will be such to warrant a refusal here. The reduction from a full gable to a hip reduces the bulk and scale and therefore the neighbour impact here. The proposed rooflights to the rear section of the new roof serving the bedroom have been conditioned to be non openable to avoid any overlooking to the bungalows and their gardens either side. The rear dormer window can be openable here for ventilation. In addition a condition is attached which restricts any further opening in the east or west roof slope.

The neighbour to the rear in Alexander Road objected due to loss of privacy as a result of the existing rear window changing from a roof light to a window and moving closer. Despite this change there is in excess of 22 metres between the rear of the proposed development and the rear of no. 27. Therefore there is no justification for a refusal here. Any overlooking would not be in close proximity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the east or west roof slope.
5. The additional side roof lights hereby approved serving the rear bedroom shall be non-openable and shall remain as such at all times unless otherwise approved in writing by the Local Planning Authority.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 24th July 2018

Authorised by: Peter Barnett Date: 24 July 2018