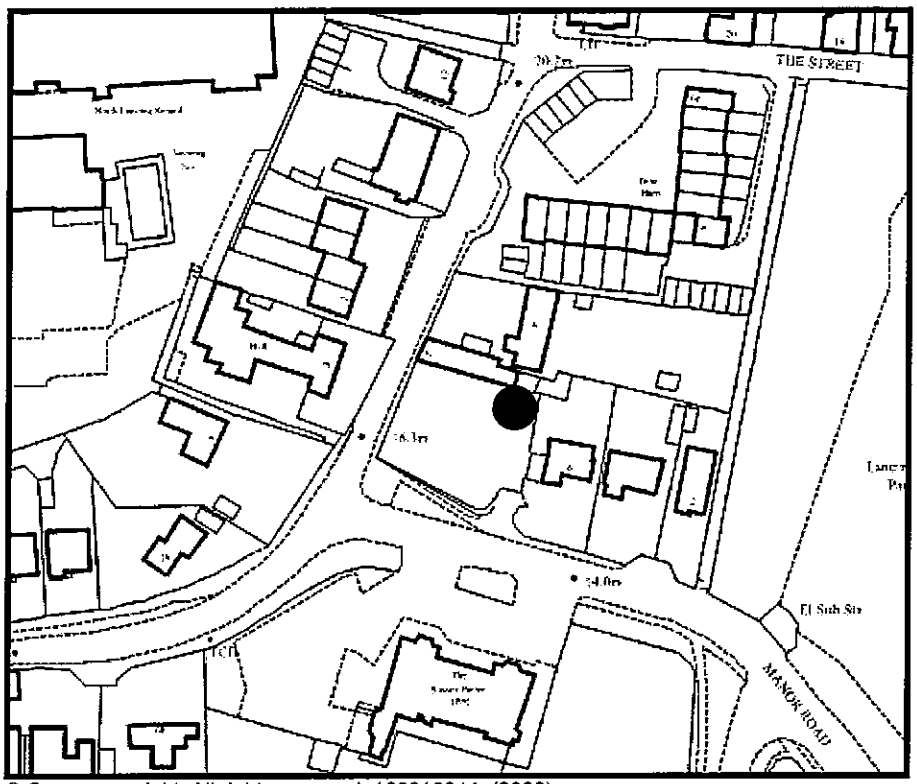
Application Number: ADC/0334/09 Recommendation - APPROVE

Site: **'The Old Forge' 2 Mill Road, Lancing BN15 0PT**

Proposal: **Attached garden room /toilet and pitched roof on utility area**



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The Application

This application was deferred at the previous Committee on 9 November 2009 to seek a reduction in the height of the proposed pitched roof over the utility area. The amended plans now received lowering the roof pitch to 35 degrees (from 40 degrees) with a 0.3m reduction in ridge height to 3.7m. The east rooflights of the garden room are deleted.

The application property is a detached cottage located on the corner of Mill Road and Manor Road in the North Lancing Conservation Area. The dwelling is positioned on the northern boundary of the site and faces south over a large garden which is well screened from the surrounding area by a boundary wall, fence and vegetation. It has a large detached garage on the southern boundary at the front of the site which is on lower ground than the dwelling owing to the site being on a slope at the foot of the hill. The modern detached house, No.6 Manor Road, lies adjacent to the garage, to the east.
The cottage has rendered walls with an exposed timber frame, with a clay-tiled roof containing dormer windows. On the east side of the dwelling is a single-storey utility area with a part tile and part mineral felt sloping roof. This part of the building is attached to an outbuilding at No.6 Manor Road which sits on the boundary.
Directly to the north, at right angles to the site, is 'Smithy Cottage' (No.4 Mill Road) which is a Grade II listed building. This dwelling has a ground-floor kitchen window and two first-floor windows which face south towards the flat roof on the applicant's property.

The application proposes to construct a garden room extension projecting at a right angle from the utility area southwards along the eastern boundary for a distance of 7m. It will be 4m wide, 4.4m high at its northern end and 4.6m high at its southern end (owing to the drop in ground level), with a pitched roof with gable end. It is to be largely glazed on its west and south sides with folding glazed doors. There is to be a blank rendered wall on the east side. A circular window is proposed for the southern end gable with rooflights on the west roof slope. A chimney flue for a log burner is shown rising 0.7m above the ridge of the roof.
The roof of the garden room is proposed to tie into the new pitched roof over the utility area. This roof will be hipped and 3.7m high when viewed from the north. The roof will have a small upright section at the eastern end which will contain a high level window to give additional light to the utility room and to enable access to a gutter on the boundary with the adjacent outbuilding. According to the applicant, the new roof is needed to prevent further water ingress into the dwelling, to improve the appearance of this part of the dwelling and to form a support for the east side gable of the main dwelling which is bulging and structurally weak. At present the gable has a timber support.

Consultations and Representations

West Sussex County Council: The Conservation Architect accepts the principle but the roof ridge junction to the east end gable will adversely affect the property to the north. He recommends a flat leaded roof instead. The end gable requires structural consolidation.

Adur District Conservation Advisory Group: No objection.

Lancing Parish Council: On the *original plans*, were concerned that the roof could affect light and overlook the adjoining house but, as the option of a flat roof was not permissible because the site is in a Conservation Area, concuded that no objection would be raised if there were no objections from the neighbour.

Third Parties: 2 letters of objection have been received to the *original plans*, from the residents of No.4 Mill Road and No.6 Manor Road, raising the following concerns:-

- The pitched roof over the utility area will significantly reduce light to the kitchen and, to a lesser degree, the bedroom and bathroom above at No.4 Mill Road. The pitch of the roof should be lowered, or the kitchen window at No.4 raised at the applicants' expense, in order to overcome this objection.
- The size of garden room extension is out of keeping and will detract from the historic character and appearance of the adjacent buildings. Rooflights on the long pitched roof will face the neighbouring property at No.6 Manor Road. It would look better if it was a summerhouse-style conservatory.

[NB. the resident of No.4 Mill Road requested to speak at the Committee meeting]
Re-notification has taken place following receipt of the *amended plan* and any comments received will be reported verbally.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): AG1, AB4, AB11, AH7, and Appendix 11 'Supplementary Planning Guidance' comprising: -
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPG15 'Planning and the Historic Environment' (DoE 1994)

Planning Assessment

Policies

The Council has a statutory duty to pay special attention to the need to preserve or enhance the character or appearance of Conservation Areas and to preserve the setting of listed buildings. It is therefore essential that new development respects the existing historic environment. The relevant policies are AB4 & AB11 and Government policy and guidance is in PPG15.

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, 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.

PPS1 states "Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted."

Visual amenity and impact on Conservation Area

The site is well screened from the street. The proposals would have only a limited visual effect on the Conservation Area and are, consequently, considered to preserve its character and appearance.

The scale of the garden room extension is considered to be sufficiently subsidiary so as not to dominate the original dwelling while in design terms it respects the character of the existing building. It is considered to be visually acceptable.

Residential amenity

The relevant concern is the impact on the residential amenities of the neighbouring dwellings to the north and east.

The garden room extension is to be sited 0.9m from the east side boundary with No.6 Manor Road where there is at present a row of conifers approximately 3m high. These trees are to be removed which will expose the side of the new extension to views from No.6. However, there is a 1.8m high close-boarded fence on the boundary which will screen much of the 2.5m high side wall of the extension with the pitched roof being the predominant visible feature. The occupiers of No.6 have expressed concern at the amount of rooflights on the east side roof slope and the applicant has agreed to remove them.

It is not considered that the proposed garden room extension will adversely affect the amenities of the occupiers of No.6 Manor Road. That dwelling is located approximately 8m forward of the application dwelling and is 3.5m from the boundary. Consequently, the extension will not result in unacceptable loss of light or outlook for the occupiers.

The effect on the cottage to the north (No.4 Mill Road) of the proposed pitched roof over the utility area is a greater concern. This dwelling is only 1.1m from the site boundary and has a kitchen window which currently faces the rear wall and sloping roofs of the utility

area on the application site. The proposed new roof will increase the height of this structure by up to 1.9m to 3.7m, consisting largely of a pitched roof which slopes away from the boundary. The height of the wall of the utility area is to be raised to a uniform 2m (it currently varies from between 1.8m and 2.3m). However, the kitchen window at No.4 looks out over the central section of the existing roof, which is the lowest part of the existing building. The increase in height as originally proposed would have been quite pronounced for the occupiers of No.4 and, as originally submitted, was likely to adversely affect their light and outlook.

The amended plans now show a reduction in the height of the ridge by 0.3m and an angling of the roof away from the boundary with No.4 so that the ridge is 3.7m from the ground floor window. Taken together, these measures are considered to improve the situation for the occupiers of No.4 to the extent that the impact on their light and outlook is, on balance, not likely to be so significant as to warrant a refusal of the application particularly as the kitchen does gain light through additional windows on the east elevation.

The upper floor windows of No.4 are affected to a lesser degree and it is not considered that the impact on these rooms (a secondary bedroom and bathroom) is so serious as to be a reason for refusal.

Recommendation

APPROVE for the reason that:-

The proposed development would not detract from the local environment, would preserve or enhance the character and appearance of the Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7, AB4)

Subject to:-

1. C1Ci (Standard time limit)
2. C12Eii (External walls & roof of extension to match existing)
3. C14A3 (Permission relates to application as amended by revised plan dated 13 November 2009)
4. C18E3 amended (No windows to be formed in the east side wall or roof of the garden room and the north side wall or roof over the utility area without planning permission)
5. The rooflights to be used in the proposed garden room extension shall be 'conservation' style rooflights, fitted flush with the roofslope, in accordance with details to be submitted to and approved in writing by the local planning authority.

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