expires 2/7

Development Control – Delegated Officer Report

Application Number: ADC/0188/09 **Recommendation - Application Permitted**

Site: **25 Fairview Road Lancing West Sussex BN15 0PA**

Proposal: **Alterations and addition of first-floor to convert bungalow into a chalet-style dwelling (amendments to ADC/0008/09 to include 3 gabled front dormers with revision to side hips)**

The Application

The application property is a detached hipped roof bungalow located on the south side of Fairview Road. Planning permission was granted at the Development Control Committee meeting on 30 March to raise the roof height and convert the new roofspace into living accommodation, effectively creating a chalet-style dwelling (ADC/0008/09).

Fairview Road contains a variety of dwelling sizes and styles, with the south side of the road generally consisting of bungalows. The road rises gently to the west and the ground levels drop steeply away to the south. There are a number of examples of roof conversions in the area, primarily on the north side of the road.

At the time of the previous application, the original plans showed the roof being raised and altered from a full hip to a 'barn hip' with three pitch-roofed dormers at the front and three flat-roofed dormers at the rear. Following concerns over the impact of the increased roof massing on the neighbouring occupiers at 33 St James Avenue, the design was amended to provide a larger hip and less vertical wall, thereby reducing the bulk of the new roof. The front dormers were reduced in number to two and amended to have flat roofs, and the rear dormers were also reduced in size.

This application proposes to increase the amount of roofspace by raising the side walls and reducing the hip, though not to the extent of the original proposal. The front dormers are to be increased in number to three again, with pitched roofs added as originally proposed. The applicant claims to have discussed the amendments with their neighbours who have not objected to the increased bulk of the roof.

Consultations and Representations

Consultations/Comments

Lancing Parish Council: No objection

Third Parties

3 letters received from the occupiers of 23, 24 and 26 Fairview Road stating no objections and raising the following points:

- The occupiers of No.23 have no objection provided the finish on the east elevation is light and reflective to counteract the loss of light due to the increased height and pitch of the roof
- It is an improvement over the design of previous scheme
- Request a condition limiting the time that the works can last
- Construction vehicles should not obstruct property entrances

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' PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

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.

DC Standard No.3 states that roof extensions should respect the scale, character and appearance of existing dwellings. In some instances, the enlargement of a hipped roof into a gable or half-gable end may respect the proportions of a property more than adding dormers. The cumulative effect of a combined roof extension and dormers is unlikely to be acceptable since the resulting works would probably be out of scale with the original dwelling.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The proposed alterations do not involve raising the ridge by any more than previously agreed (i.e. by 1.7m from 4.8m to 6.5m). The present full hip is to be altered to a part gable, rising 1.9m (as opposed to the approved 1.5m) up from the eaves before hipping away to the ridge. Three pitched roofed dormers are proposed at the front.

While the amendments make the roof slightly larger and bulkier, it still retains the appearance of a bungalow rather than a two storey house by maintaining a partially hipped roof. The dormers do appear bulkier than the originally proposed dormers but they do follow the design and window size of the approved flat roofed dormers and an objection would be difficult to sustain.

Residential amenity

The main impact of the roof extension is upon the occupiers of No.33 St James Avenue to the west, the rear of which faces the side of the application property. No.33 has a sun lounge and small patio on the boundary with the site and currently has a view of the hipped roof of No.25. The originally submitted drawings showed the extension having a 3m vertical wall at the side nearest to the boundary with No.33 which would have resulted in a loss of outlook and increased sense of enclosure for the occupiers of that property.

The approved plans halved the wall height and introduced a hip to the roof at a lower level. This proposal raises the height of the wall by 0.4m to 1.9m which is still 1.1m below the originally proposed height. It is considered that the proposed increase will still enable an adequate amount of light to No.33 and will not result in an unduly overbearing extension. Similarly, to the east, the impact upon No.23 Fairview Road is not considered to be harmful. The request of those occupiers for a light and reflective elevation is noted but is not considered to be necessary as the amendments to the approved extension are not considered to result in a significant loss of light to the side windows of that dwelling.

The comments requesting a limit to the length of the building process and the prevention of vehicles blocking driveways are noted but these are not planning considerations.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment 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)

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)
3. C18Eii (No windows to be formed in the east or west side walls)

Case Officer [redacted]

Date 11/6/09

[redacted] 12/6