Expiry Date - 25/01/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/1013/11

Recommendation – Approve Application

Site: **6 Browning Road Lancing West Sussex BN15 0PY**

Proposal: **Extension to east side of property comprising garage at ground floor with rooms in roofspace and extended ridgeline, front and rear dormers plus ground floor front extension and chimney on west side**

The Application

The site is located within North Lancing, on the north side of Browning Road, a cul-de-sac which comprises both detached bungalows and houses. There is a primary school at the end of the cul-de-sac. The property which is the subject of this application is a detached, hipped roof bungalow with a flat roof single garage to the side. This site and all other properties on the north side of the street are on raised ground level.

Permission is sought to extend the bungalow to the side with a garage at ground floor 4.3 metres wide and to extend the ridge by 4.4 metres to form part of a loft conversion above. A front pitched roof dormer, 2.3 metres wide, 2.2 metres high and 1.8 metres deep, and rear half hipped roof dormer, 7.3 metres wide, 2.7 metres high and 2.7 metres deep also form part of the loft conversion. Two bedrooms are proposed in the loft space.

Also proposed is a ground floor front hipped roof extension to the west side of the bungalow. This is to increase the size of the lounge and to add a bay. The maximum depth of the extension is 2.4 metres it is 4.2 metres wide and with a maximum height of 4.7 metres.

Consultations and Representations

Third Parties: - No third party representations have been received.

Lancing Parish Council: - No objection

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 to dwellings 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.

Supplementary Planning Guidance is contained in DC Standard No. 3 'Extensions and Alterations to Dwellings.' This states amongst other things that the most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and street scene generally. It also states that side extensions should be set back at least 1 metre from the side boundary especially if two storeys to avoid a 'terracing' affect.

This guidance also refers to loft conversions and states with regard to roof extensions, that they should respect the scale, character and appearance of the existing dwellings; that dormers should not be so large that they over dominate the dwelling, resulting in a top heavy 'box-like' appearance; they should be kept well below the ridge level and should not project as far as the walls of the dwelling; and the windows in dormers should be similar in style and proportion to those on 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 acceptable.

Visual Amenity

There are bungalows of various designs in the street scene with some flat roof dormers visible, there are detached two storey houses on the southern side of the street.

The proposed extensions will be visible in the street scene, the existing garage will be demolished and the new garage with first floor, roof extensions will increase the bulk to the eastern side of the bungalow. The extension will also be 0.4 metres from the side boundary, the above guidance states that extensions should be set in by 1 metre from side boundaries to avoid a cramped appearance within the street scene and a terracing affect. In this case the proposed extension and limited distance from the boundary is considered to be acceptable due to the hipped roof design of the extension and also the relationship between the application site and the adjacent

bungalow no. 4. The wide, single storey flat roof garage at no.4 provides a visual separation between the main bulk of the two bungalows.

The proposed front dormer is centrally positioned on the front roof slope and is set down from the ridge. Also the front ground floor extension reflects the design of the existing eastern section of the building frontage that is set forward. The rear dormer; although large is not visible to the front of the site and is set centrally within the roof slope. It is not considered to be out of character with the existing bungalow or surrounding area.

Residential Amenity

The main properties to be affected are those either side of the site; no. 4 to the east and no. 8 to the west. No. 4 is detached bungalow with front gables and a flat roof front dormer. There is a flat roof garage built up to the boundary abutting the existing garage at the application site. It is not considered that the proposed extension will have any adverse impact on the residential amenities of the occupiers of no. 4. Although the side extension will be closer to the boundary than existing and higher there are no windows on the side elevation of the adjacent bungalow to be affected and due to the existing garage there is a distance of 6 metres between the neighbouring bungalow and the proposed extension.

There is a dense hedge between the application site and the neighbouring detached chalet bungalow to the west. This bungalow is set in 3 metres from the boundary. There are windows on the east side elevation which all appear to be secondary windows, or serving non-habitable rooms. It is not considered that the proposals will result in any overbearing impact or loss of light. It is however considered that the proposed velux window to the western roof slope should be conditioned to be fitted with obscured glazing and to be permanently non-openable to avoid any loss of privacy to occupiers of the adjacent dwelling.

Recommendation

APPROVE for reason that :-

1PPi

Subject to: -

1. C1Ci
2. C12Ei
3. The velux window in the west side elevation of the loft conversion hereby permitted shall be obscure-glazed and non-opening and it shall not subsequently be altered in anyway.
4. C12E3 – external tile hanging of the dormers.
5. C1Ei The development hereby permitted shall be carried out in accordance with the following approved plans: -

Expiry Date - 25/01/2012

Loft Conversion and Extensions Drawing no. JW/11/107 – received 30th November 2011.
Reason: - For the avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker

Date 17th January 2012

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