Expiry Date - 19/01/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/0982/11

Recommendation – Approve Application

Site: **82 Elms Drive Lancing West Sussex BN15 9LR**

Proposal: **Loft conversion (with side gable and front and rear dormers) and rear conservatory**

The Application

The application property is a semi-detached hipped roof bungalow on the east side of Elms Drive. It has a flat-roofed ground floor extension at the rear measuring 3.3m deep. The application is seeking consent to extend the roof to form a side gable with front and rear dormers. A conservatory is also proposed to be constructed as an addition to the existing rear extension.

The front dormer measures 2.8m wide, 3m deep and 2m high, positioned centrally within the front roofslope. The rear dormer is larger, measuring 5.9m wide, 3.8m deep and 2.4m high, being constructed on the existing rear wall of the dwelling. The rear dormer and side gable could be constructed as permitted development.

The rear extension measures 3.2m deep, 5.3m wide and 3.1m high with a sloping roof. In combination with the existing extension, the total depth from the original rear wall of the dwelling is 6.5m.

The attached property has extended its roof to form a side gable with front and rear dormers. It also has a rear conservatory extension of approximately 3m depth.

Consultations and Representations

Consultations/Comments

None

Third Parties

Lancing Parish Council – No objections

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. Rear extensions which abut or are within 1m of a common side boundary with an attached dwelling should normally be no deeper than 3.5m.

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 of the existing roof and should not project as far as the walls of the house. A large amount of the original roof should still be clearly visible. Dormers should not "wrap-around" more than one face of a roof and should not normally be located on the side of a hipped roof. The appearance of roof lights will often be more acceptable. Where the existing roof space is of inadequate size to accommodate the rooms proposed without adding very large flat roofed dormers, permission will not normally be granted.

The windows in dormers should be similar in style and proportion to those on the original dwelling. On older-style properties small hipped or gable roofed dormers are usually preferable to flat-roofed dormers. Two small dormers will often be more acceptable than one large one, provided they are sufficient distance apart.

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 squaring of the roof to form a gable end will balance the pair of dwellings and will therefore be acceptable in visual terms. The front dormer is of a

modest size and complies with the Council's guidance on roof extensions. It will match the dormer on the adjoining roof.

The rear dormer is considerable in size and does not comply with the Council's guidance on such additions. However, it could be constructed as permitted development while, being at the rear, it will not be widely visible from public viewpoints.

The rear extension does not comply with the Council's guidance as it will result in a total depth of extensions of 6.5m on the boundary with the attached property. However, the neighbour has a 3m deep extension meaning that the proposed extension will project 3.5m beyond, which complies with the DC Standard. A garden depth of 16m will be retained and the proposal is not therefore considered to be overdevelopment of the plot.

Residential amenity

The development will not result in harm to the adjoining properties. As already explained, the rear extension will project 3.5m beyond the neighbouring extension and there is also an existing 3m high hedge within the garden of No.84 in line with the proposed extension, which already obscures light and outlook.

The conservatory will be over 4m from the boundary with No.80 and will not cause harm to the amenities of those residents. The roof extensions will also not cause a loss of amenity as there is a 4m separation between Nos 80 and 82.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plan date stamped received 24 November 2011:
   Drawing No. 2552-01 Rev A (Proposed Plans and Elevations, Section. Location & Block Plans)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 6 January 2012

9/1/12