Expiry Date – 20/12 eot to 25/1/19 sought

Development Control – Delegated Officer Report

Application Number: AWDM/1629/18 Recommendation – Grant

Site: 24 Firle Road, Lancing

Proposal: Replacement front dormer with inset balcony to south elevation and excavation with underpinning of existing attached garage to east elevation resulting in lower floor level.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 30/11

Site and Surroundings

This application relates to a detached chalet bungalow on the north side of Firle Road. This side of the road is on much higher ground than properties opposite and land continues to rise into the back garden. Ground floor level of the bungalow is on considerably higher ground than pavement level with the front door up five or six steps.

The bungalow has been extended to the side including a small front garage projection. Two front dormers have also been added. There are many examples of front dormers in the street of varying sizes and designs. No. 22 has two front dormers including a large gabled dormer straight off the ridge. No. 26 has a two flat roofed front dormers.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to enlarge the front dormer on the original house by widening and deepening it and adding a pitched roof to it. It is also proposed to inset a balcony to it as part of the scheme with glass balustrades. This part of the application has been revised since first submitted and the dormer is now smaller.

Also proposed is dropping the floor level of most of the existing garage by 600mm for underpinning purposes and rehanging the garage door.

Relevant Planning History

L/61/87 – Rear dormer. Granted 30.4.87

L/52/84 – Two storey side extension. Granted 19.6.84

Consultations

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

Adopted Development Management Standard No. 2 provides guidance on what will be acceptable when extending dwellings.

Dormers and Roof extensions
3.11
Where permission is required, they 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. Where the existing roof space is of inadequate size to accommodate the room(s) proposed without adding very large flat-roofed dormers, permission will not normally be granted.

3.12 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. In some locations, front dormers may not be acceptable if for example they would spoil the special character of a Conservation Area or if there are currently no other front dormers present in a particular street scene.

3.13 Where dwellings are less that 22m from principal windows of dwellings to the rear, dormers are unlikely to be acceptable as they would cause an excessive degree of overlooking. This is particularly so in areas characterized by bungalows where no overlooking exists at present.

3.14 Where permission is required, roof extensions should respect the scale, character

and appearance of existing dwellings. 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 and proportion with the original dwelling.

3.22 The addition of a balcony to a property anywhere near the boundary would be likely to lead to problems of overlooking. Balconies on terraced or semi-detached properties will therefore usually be resisted.

The proposed enlarged dormer will have similar proportions to a front dormer at No. 22, to the east, approved in 1990. The pitched roof front dormer there extends off the ridge and is a similar width and depth to that proposed here. There are front dormers of varying sizes and designs on both sides of this road. The dormer now revised no longer extends off the ridge and sits within the hipped roof. It will not be out of keeping.

Also proposed is an inset balcony with balustrading. The balcony measures 2.5 metres in width by 1.5m in depth. Because of the higher ground level the front balcony will enable a sea view over the roofs of the bungalows opposite.

There are no other examples of front balconies in the street. However, the variation in the design of these bungalows originally and the various roof alterations undertaken to many of them has resulted in a very mixed character now. It is not considered that the introduction of a front balcony will be harmful to local character. Front balconies in other North Lancing streets are common.

The alterations to the garage floor level and the consequent repositioning of the garage door will have little impact on character.

Neighbour amenity

The front dormer will not be harmful to neighbour amenity. The front balcony will facilitate views over neighbours front gardens and distant views south towards the sea. Houses opposite are 22 metres from it.

It will not cause significant overlooking or loss of privacy.

The drop in garage floor adjoins a narrow gap between the site and No. 22. No. 22 also has a two storey side extension and garage close to the boundary. There are no windows in either side wall.

The drop in garage floor level will not result in any neighbour amenity issues.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 24/1/19
Authorised and signed by:	Peter Barnett	Date: 24 January 2019