Expires 22/11/07.

Development Control – Delegated Officer Report

Application Number: ADC/0600/07 **Recommendation – Permit Application**

Site: **195 Brighton Road Lancing West Sussex BN15 8JB**

Proposal: **Demolition of front and rear extensions and provision of enlarged roof with side gables and front and rear dormers incl. rear balcony and parking area at front (amendment of ADC/0198/07 to enlarge roof and raise ridge and revise windows)**

The Application

This application seeks approval for amendments to a previous planning permission ADC/0198/07 for roof alterations at 195 Brighton Road, Lancing.

The application site is a detached bungalow located on two levels on the north side of Brighton Road. Approval was granted under ADC/0198/07 to demolish the front and rear extensions, enlarge the roof with side gables and front and rear dormers (including a rear balcony), and to replace the garage with a parking area to the front (with retaining walls and new steps). Upon commencement of works it was discovered that the bungalow has a flat concrete 'cap' roof under the pitch that would need removing to implement the original approval. The applicants wish to retain this cap and construct the new roof above. This would result in the new roof being 0.5 metres higher than approved. Additionally a greater eaves overhang would occur so the ground floor windows have been amended to become square bay features whilst the existing chimney stack has been removed.
This application seeks formal approval for these alterations.

Consultations and Representations

Third Parties

Lancing Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1, DEV4
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11
'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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.

Visual Amenity
Brighton Road consists of an eclectic mixture of bungalows, houses and flat developments. The applicant's dwelling sits within a stretch of five indistinct bungalows all with pitched roofs with front and rear gables. It is noted from the site visit that all have slightly differing ridge heights and are set at a slight angle to the road along an inconsistent building line. Indeed the neighbouring bungalow to the east is set some 10 metres back from that of the applicant's bungalow.
The re-alignment of the roof from a north-south ridge line to an east-west ridge line was not considered detrimental to the locality under the original application. The raising of the ridge by 0.5 metres will thus have little additional impact on the already disparate streetscene and is considered acceptable. The inclusion of bay window features beneath the enlarged eaves overhang adds an element of interest to the appearance of the property. Above the eaves, the front and rear dormers will sit slightly higher and more comfortably within the roof plane than originally proposed. The loss of the chimney stack is of no great consequence.

Residential Amenity
The immediate neighbours to the east and west will not be unduly impacted by this alteration and have raised no concerns. To the west No.193 is of similar dimensions to the original bungalow with a long rear garden. The newly aligned and raised roof will not cause any overshadowing of their rear space or overdominate this property. To the east No.197 is set back in it's plot but with good separation. The raised side gables will only marginally impact on outlook and light in the evenings.

Recommendation

APPROVE for reason that :-

1PPii

Subject to:

1. This permission relates solely to amendments to the previous permission ADC/0198/07 and the conditions imposed on that permission shall continue to apply. **Reason**: For the avoidance of doubt and in the interests of amenity having regard to the policies of the Adur District Local Plan (AH7) and the West Sussex Structure Plan (DEV1)

Case Officer:.....

Date:9/4/07