DD: 29/11

Application No.: ADC/0613/07 Recommendation – Permit Application

Site: 121 West Way, Lancing, West Sussex

Proposal: Side Extension with Rooms in Roof (including Side Gable and Rear Dormer) & Single Storey Front & Rear Extensions

The Application

The application site contains the western half of a semi-detached bungalow pair with white painted brick walls, and a clay tile hip ended roof, located on the southern side of West Way, Lancing.

In 1977 Council granted Building Regulations approval to the creation of rooms in the roof however this approval was never acted upon. The applicant now proposes a modified extension that includes:

- A 3.3m wide by 1m deep ground floor front extension that will replace an existing porch and accommodate an enlarged entry hall and repositioned downstairs toilet;
- A 1.75m wide by 7.15m long ground floor side extension that will replace a smaller existing lean to in order to accommodate an expanded kitchen;
- A 6m wide by 1.7m deep ground floor rear extension that will accommodate an enlarged dining / living room space;
- Conversion of the hip ended roof to a full gable (which extends out as far as the end of the proposed side extension; &
- Incorporation of a 5.75m wide, 2.6m deep and 2m tall rear dormer, that will assist in accommodating the creation of two bedrooms a bathroom and a storage area within the expanded roof space;

West Way is characterised by semi-detached bungalow and chalet bungalow development, a number of which have had conversion from hip to half hip or full gable roof ends and front and / or rear dormers.

Consultations and Representations

Lancing Parish Council: No objec tion.

Third Parties: No representations have been received on the proposal.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & 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.

In the case of semi-detached dwellings Council's Development Control Standard No.3 recommends that front extensions only be allowed where the extension can be successfully assimilated into the streetscene and not unduly affect neighbours. Roof extensions should respect the scale, character, symmetry and appearance of the existing dwelling, whilst dormers 'should not be so large that they over-dominate the dwelling' and allow a large amount of the original roof to remain visible.

Where rear extensions are located within 1m of a common side boundary of an attached dwelling, DCS No.3 recommends that they be no deeper then 3.5m, whilst side extensions should be set back a minimum of 1m from the side boundary. This is particularly important in the case of two-storey extensions since, if adjacent dwellings were extended up to the side boundary it would create a 'terracing' effect which would destroy the existing character of the area. If an area is spacious in layout and the buildings are large, a space greater than 1m may even be necessary to avoid an appearance of overdevelopment and a cramped effect. Side extensions should also be set back slightly from the main front wall of the dwelling to create a visual break and ensure the extension is subordinate to the main dwelling.

Visual Amenity, Character & Appearance

Conversion of the roof to a full gable will create a slightly unbalanced appearance to the look of the attached bungalow pair, however there are a number of similar examples along West Way meaning that the conversion would not be at odds with the existing character of the area and that it would be difficult to sustain a refusal to the application on this basis.

The proposed front extension incorporates a small hipped roof which will assist in articulating the front elevation and breaking up the look of the extended roof plane. Examples of both it and the rear dormer also exist along West Way, hence the extensions are considered to be consistent with the established character of the area.

Residential Amenity – Daylighting

Due to a 4m gap being maintained between the extended dwelling and adjoining No.123 (1m within the plot of No.121 & 3m within the plot of No.123), the roof conversion is not expected to have an unreasonable impact

on the access to daylight for the adjoining dwelling. This matter is assisted by the pitched profile of the roof and there being only one window along the eastern elevation of No.123, which is small and appears to be used for light and ventilation to a bathroom rather than a habitable bed or living room.

For similar reasons the extension is not considered to be adversely overbearing on the adjoining property.

Residential Amenity – Privacy

On the side elevation the proposed windows on the ground floor will be largely masked by an existing side boundary fence hence the only window that poses any concern with respect to impacts on the privacy of adjoining development is the one window at first floor level. Given this window is to a bathroom however, a condition requiring the window to be fixed and the glazing obscured can be imposed to resolve this concern without adversely impacting on the functionality of the affected room.

A distance of approximately 35+m exists between the proposed rear dormer and the rear elevation of dwellings to the rear, well in excess of the 22m minimum distance required by Councils Development Standard between principal facing rooms. Whilst some overlooking of adjacent gardens is inevitable, it is not considered a significant loss of privacy would occur as to warrant refusal of the application on this ground.

Amenity Space

Despite the addition, the property maintains a rear garden that exceeds 11m in depth, and 100m^2 in area in accordance with the amenity space requirements outlined in Council's development standards for a large smei-detached property.

Recommendation

APPROVE for the reason:- 1PPii

Subject to:-

1. C1Ci
2. C12Ei
3. C18C3 (amended The first-floor window in the western side elevation ~~only~~)
4. C14Ai ... (02A) recd on 30 October 2007 ... AH7 ... DEVI

Case Officer: J. Reynolds

Date: 8/11/07