Development Control – Delegated Officer Report

Application Number: AWDM/1811/16 Recommendation – APPROVE

Site: 193A Brighton Road, Lancing

Proposal: Side dormer to roof on each of east and west elevations and extension to rear (north) elevation to facilitate internal reconfiguration of two existing flats (Nos.193 and 193A).

Date of site visit: 12.12.2016

Neighbours checked: Y

Additional neighbour notifications: Y (Amended plans – 14 days)

Proposal, Site and Surroundings

The site relates to a detached chalet style bungalow located on the northern side of Brighton Road. The property is situated in a row of three detached buildings which are situated on elevated land levels to the road below. The proposed property is flanked by a smaller detached bungalow to the east and a larger two storey building comprising two flats to the west which has been extended in the roof space with dormer extensions.

Temporary planning permissions were granted in 1992 and 1994 for the continued use of the building as two flats. Whilst only temporary planning permission was granted, it would appear from the Council's Land Charge records that the property has continued to have two separate address points ever since.

The flats have separate entrances with the two bedroom ground floor flat gaining entrance from the main entrance door on the southern front elevation of the building and the one bedroom flat gaining access from the single door on the northern rear elevation of the property. The one bedroom flat has accommodation split over the ground and first floors of the building, with the living room and bedroom on the first floor and the kitchen and bathroom on the ground floor.

Planning permission is sought for one dormer extension to the east, one dormer extension to the west and a two storey infill extension to the northerly rear aspect of the dwelling. The western dormer would measure 2.6 metres in width, 1.9 metres in depth and 2.1 metres in height. The eastern dormer would measure 2.1 metres in width, 1 metre in depth and 2.1 metres in height.

The proposed two storey rear extension would infill the recessed north-westerly corner section of the building, extending 3 metres in length. The pitched roof over the rear extension would extend level with the ridge height of the existing building, measuring 6.1 metres in height.

Relevant Planning History:

L/96/94 – Temporary planning permission was granted in 1994 for continued use of building as 2 flats

L/71/92 – Temporary planning permission was granted in 1992 for continued use of building as 2 flats

Consultations

The **Council's Environmental Health Officer** has commented that the area of development on Brighton Road, Lancing has been identified by DEFRA as an area severely affected by traffic noise. The Council's Environmental Health Officer has therefore asked that a condition be attached to any recommendation for approval requiring an acoustic assessment be undertaken to ascertain the exact noise exposure of the property including a scheme to protect the habitable rooms from excess noise.

Representations

Two letters of representation has been received from the occupier of 191A Brighton Road who requested that the western dormer window be obscure glazed and fixed shut to ensure no loss of privacy to their neighbouring amenity.

Relevant Planning Policies

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' National Planning Policy Framework (CLG 2012)

The Submission Adur Local Plan 2016 has been submitted to the Secretary of State and therefore the policies contained within it have assumed a degree of weight as a material consideration in the determination of planning applications. Policy 15 is considered relevant to the consideration of this application.

Planning Assessment

Visual amenity

The application property is located in a row of three evenly spaced properties. To the east the application property is flanked by a smaller bungalow property which is occupied as a single residence. To the west the application property is flanked by a larger two storey building comprising two flats which has been recently clad with grey weatherboarding and extended with four dormers in the roof space (AWDM/0970/14, AWDM/0324/15 & AWDM/0071/15 relates).

The proposed flat roofed dormer extensions to the eastern and western roof slopes are relatively small in scale and would incorporate tile hung exterior walls to match the tiling on the pitched roof of the main dwelling. The proposed dormer extensions would remain subservient in terms of scale and

appearance with the existing chalet bungalow and would not appear out of keeping within the street scene context given the dormer extensions on the neighbouring property to the west.

The proposed two storey rear extension would incorporate a relatively small footprint and would be set back at the rear of the property in a less visible location from the road. Whilst the proposed rear extension would extend level with the height of the existing dwelling at 6.1 metres, its restricted depth and position at the rear would limit the visual impact from the street scene perspective.

The proposal would also likely result in some significant renovation and improvement to the overall external appearance of the property which is in poor condition.

Residential amenity

For the occupiers of the application property

It would appear that the application property has been established as two flats from the early nineties. The existing subdivision provides the one bedroom floor flat with relatively small rooms split over the ground and first floor, the two bedroom ground floor flat in generally more spacious and well laid out.

The proposed dormer extensions and rear extension would provide an additional bedroom for the second flat and enable the re-location of the flat solely within the roof space with exception of the entrance hallway to the rear. The reorganisation would also provide a third bedroom for the existing ground floor flat.

The proposed internal layout of the first floor flat is not ideal with a small kitchenette located within the lounge and Bedroom 1 being a narrow rectangular room with natural light from only one small window to the north. Officers have tried to negotiate an improved internal layout for the first floor flat, suggesting that a separate kitchen could be provided in place of Bedroom 1; however the Applicant did not wish to alter the original layout submitted.

As the existing building has been used as two flats for an established length of time and the proposal would not involve the loss of any residential units within the building it is considered that there would be no adequate reason to refuse this proposal in planning policy terms.

Given the established nature of the existing residential units it would also not be considered reasonable to attach a condition requiring the soundproofing to the flats as suggested by the Council's Environmental Health Officer, this will however be included as an informative for the Applicant's attention.

For neighbouring residential occupiers

The neighbouring occupiers that would be most affected by the proposed first floor extension are located in the properties to the east (195 Brighton Road), to the west (191A & 191B Brighton Road) and to the north (Cambolt, The Close).

The proposed two storey rear extension would have limited impact on the neighbouring bungalow to the east as it would be distanced by 8.5 metres to the easterly neighbouring bungalow. The proposed eastern dormer window would serve a bathroom and be obscure glazed and fixed shut 1.7 metres above first floor level. The proposed eastern dormer window would therefore cause no impact to the occupier(s) of the easterly neighbouring bungalow.

To the west the neighbouring dwelling has one ground floor rear window that would be affected by the proposed two storey rear extension. Light is however already restricted to this window by the position of the single storey rear extension on the westerly neighbouring property and the position of the application property. Whilst the proposed extension may increase the sense of enclosure from the neighbouring perspective, given the position of the neighbouring window it is considered unlikely that the proposed extension would not cause any harmful loss of light to westerly neighbouring occupier(s).

Amended plans have been received which have obscure glazed and fixed shut the westerly dormer window to ensure that privacy is maintained to the occupier of the first floor flat at 191B Brighton Road. A new rear facing window has been inserted in the northern cheek of the proposed westerly dormer. The northerly dormer window would not cause any direct overlooking into the easterly neighbouring property due to the set forward position of the dormer in relation to the neighbouring side first floor windows and the dormer windows north facing orientation.

The proposed first floor northerly rear facing windows would be distanced in excess of 25 metres from the northerly neighbouring garden. Given the separation distance it is not considered that the proposed northerly first floor windows would cause any loss of amenity of the occupier(s) of the northerly neighbouring property.

Recommendation

Approve

Subject to Conditions:-

1. Approved Plans
2. Standard time limit 3 years
3. Matching materials
4. Obscure glazed and fixed shut 1.7m (eastern and western dormer windows)
5. No additional side windows without permission (eastern and western elevations)

Informative

1. Proactive Statement – Approved (Amendments)
2. Please note that the residential units are located on a busy road where occupants of the flats may be affected by traffic noise, it is recommended that the sound insulation quality of the flats is upgraded in accordance with good acoustic design and to comply with the internal noise level guidelines set out in BS8233:2014.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebecca Tier Date: 09.02.2017

Authorised by: Jo Morin Date: 09.02.2017