Development Control – Delegated Officer Report

Application Number: AWDM/0067/14 Recommendation – APPROVE

Site: 51 George V Avenue Lancing West Sussex BN15 8NQ

Proposal: Extension to provide integral garage and rooms in roof with side gable, rear dormer, front rooflights and covered balcony on north side.

Date of site visit: 31st January 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is a semi-detached bungalow located within the built up area of Lancing at the northern extremity of a cul-de-sac in a street where the dwellings are of a consistent design, siting and scale.

Permission is sought to extend the dwelling to the northern side with a gable ended extension and to add a rear dormer. The extension would widen the dwelling by 3.1m and the dormer would be 5.2m wide. Four front velux are proposed and a garage on the northern end of the build accessed from the front. Materials would match the house.

Consultations:

Lancing Parish Council. No objections.

Representations: None

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)

Relevant Planning History: None

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle.

Visual amenity

The side extension would widen the pair of dwellings and the gable ended element would introduce a feature that would not match the hipped roof on the adjoining dwelling. The resultant effect would be unbalanced in terms of the impression of the houses and the road. However, regard is had to the very similar form of house extension that had been approved and built on the facing dwelling located on the opposite side of the same road but which also has front-facing dormers. The land to the immediate north and rear is open undeveloped countryside. It is considered that given this context and the use of matching materials, the visual impact on the general street scene would not be significant and moreover this form of development would punctuate the road acceptably in this unique setting.

With regard to the garage proposed for the frontage, it is considered that this would not form a particularly disruptive form of feature in this setting. The rear dormer would be of a scale appropriate to the size of the dwelling and regard has been had in this connection to the reduction in width of this currently proposed feature as distinct from the larger dormer as originally submitted.

Residential amenity

The only property liable to be affected in any way is the adjoining dwelling to the immediate south of the application property at 49 George V Avenue. The side extension build would be out of view of this dwelling for the most part. The rear dormer would be visible from the garden of this property although this would not be of a scale such as to cause serious loss of outlook to or otherwise overwhelm this neighbouring dwelling. The dormer being sited north of no. 49, there would result no loss of light to this neighbour and the absence of side windows would protect its privacy. Regard to had to the rear windows in the dormer but this effect is commonplace in suburban and urban settings and a dormer could always be built within permitted development rights on the existing dwelling.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7).

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Approved plan: drawing no. GVA 04B received 7/3/14.

Informatives

The Local Planning Authority has acted positively and proactively in determining this application and 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 letter(s) of representation? N

Case Officer: Lawrence Simmons Date: 7/3/14

Authorised by: Jo Morin Date: 12.3.2014