Development Management – Delegated Officer Report

Application Number: AWDM/1176/15 Recommendation – APPROVE

Site: 86 Penhill Road Lancing West Sussex

Proposal: Extend height of whole of existing roof to provide further accommodation within roofspace increasing from two bedrooms to four bedrooms with new dormer to west elevation and rooflights to east and west elevations.

Date of site visit: 22.09.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises a chalet bungalow with a rear addition and front dormer. It is on the southern side of Penhill Road which consists of residential properties of various scale and style with a combination of bungalows, chalet bungalow, two storey dwelling and higher level blocks of flats.

Permission is sought to increase the height of the bungalow by increasing the ridge by 2 metres. The side walls of the bungalow also increase in height to provide a 'proper' first floor. As existing two bedrooms and a bathroom are at first floor, the proposed extensions will allow for a significant first floor increase to allow for an additional two bedrooms and a bathroom. The side elevations of the building will increase in bulk with a dormer proposed on the western elevation and two rooflights on the east. The rear elevation will have additional windows facing south serving the additional first floor accommodation. The dormer from the front will be removed and two first floor windows inserted with two bays at ground floor.

Consultations:

Lancing Parish Council has raised no objection to this application.

Southern Water: - Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. Informative should be attached. There are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

Representations:

One letter of representation has been received from the owner/occupier of no. 88 the house to the east of the site. Concerns were expressed over a garage previously constructed and expanded and being used for a business use and also over a

summerhouse constructed in the garden which is being used for habitable accommodation. There is a bed and breakfast business running from no. 86. Making this house into a six bedroomed house from a four bedroomed house beyond the apparent family requirements and over adding value can only mean the applicant is intending to extend the B and B side of his business. The house was already extended in 2001 to 4 bedrooms. This venture is not ideal for a house in this location no space on site for extra parking, on street parking difficult. Delivery lorries to no. 86 block access. There is concern that what is shown on the drawings would be the outcome. The rooflights on the eastern elevation would look into the bathroom window causing loss of privacy.

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).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house.

Visual amenity

The height and scale of the chalet bungalow will be significantly increased when viewed from both the street and adjacent dwellings. The bungalow will take the form of a two storey dwelling with increased ridge height and floor space at first floor. It is however considered that the proposal is acceptable within the context of the street scene and surrounding area. Despite there being a very modest bungalow to the west, there are many more substantial two storey dwellings within this street and directly adjacent to the east. There are also purpose built flats of much larger scale nearby. The street is complemented by the variety of style, scale and appearance of dwellings. This change in scale and design would not be detrimental to the character of the street scene. It could also be argued that the removal of the large front dormer and more proportionate bays and first floor windows would improve the appearance of the property. The use of bonnet hip tiles has been conditioned to allow for a sympathetic appearance.

The original plans submitted showed an increased bulk to the rear of the bungalow. The rear gable was also increased in height and bulk to allow for an additional en-suite. It was considered that this part of the development should be removed to reduce the overall bulk of the development and reduce the scale of the additional roof form. The amended plans show this removed and are for consideration here.

Residential amenity

The main properties to be affected in this case are no. 88 the two storey dwelling to the east and no. 84 the bungalow to the west. The objection outlined above is from the owner/occupier of no. 88. Many of the concerns in the letter relate to existing issues on site. The objector has been advised to communicate separately with regards to these matters with the Council's Enforcement team. The main concerns to be considered here are the impact of the proposed extension upon the residential amenities of the occupiers of this adjacent dwelling. There was concern over potential over looking into the bathroom window from velux windows on the side. These are serving a bedroom, there is another main window serving this bedroom to the rear therefore it is considered acceptable to condition these windows to be both obscurely glazed and non openable to protect the privacy to no 88.

The case officer has raised the issue with the agent as to the existing and proposed use of the building and it has been confirmed in writing that this is a residential dwelling only and not a Bed and Breakfast. A condition is attached to ensure that the property will remain as a residential dwelling only unless there is prior consent from the planning authority. Should the objector have reason to believe that this is not the case then again this should be referred to the enforcement team.

It is not considered that the increase in bulk and height of the building will result in any loss of light, privacy or overbearing impact upon the occupiers of no. 84 the adjacent bungalow. There are no windows on the existing side roof slope to be affected. The changes to no. 86 may give rise to overshadowing to the ground floor side windows at no. 84 however these windows have no outlook as existing and any impact would not warrant a refusal in this case. The windows facing west will be obscurely glazed.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Drawing no. 477/02 – received 3rd August 2015
   Drawing no. 477/01 Rev A – received 9th October 2015.

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority. In addition bonnet hip tiles shall be used on the new roof.

Reason: *In the interests of visual amenity and to comply with saved policies of the AH7 of the Adur Local Plan.*

4. The dormer and velux rooflights on the east and west elevations shall be fitted with obscured glazing at all times and be permanently non openable except the windows on the west side where the openable part is higher than 1.7 metres above internal floor level of the room they are serving. The rooflights of the east elevation shall remain fixed shut at all times.
   Reason: - To protect the residential amenities of the occupiers of the adjacent dwellings and to comply with saved policy AH7 of the Adur District Local Plan.

5. 86 Penhill Road Lancing, the subject of this consent, shall remain as a residential dwelling at all times and the use of the property shall remain ancillary and incidental to the enjoyment of the main dwelling house and for no other use including that of commercial holiday accommodation, without prior consent from the Local Planning Authority.
   Reason: - To protect the residential amenities of the locality and to allow the Local Planning authority to control any potential future commercial development at the site.

6. No additional windows or openings in east or west side walls or roof slopes

Informative

1. Proactive Statement – revision
2. Southern Water has advised that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.
3. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

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

Case Officer: Hannah Barker Date: 12th October 2015

Authorised by: Jo Morin Date: 12.10.2015