Development Control – Delegated Officer Report

Application Number: AWDM/1822/19 **Recommendation APPROVE**

Site: **51 Ring Road, Lancing, BN15 0QE**

Proposal: **Conversion of existing garage and conservatory to living accommodation, including new pitched roof with rooflight and flat roof (with roof lanterns) to west elevation; new doors to first floor south elevation with balustrade and new sliding double doors at ground floor level.**

Date of site visit: 16.12.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is very different from the front and the back, namely from the street the property views as a bungalow with a very steep drive/parking area. It is also on lower land than its neighbour no. 53, which is a two storey dwelling from the front.

No. 51 has a hipped roof with an adjoining flat roof side garage positioned approx. 600mm from the boundary with no. 53.

From the front, the east side of the property is not readily viewed, even though the 'bungalow' has a forward projection on this side, mainly because of the existing front boundary wall with hedging behind. Walking up the street to the west and looking back to no. 51, the side of the glazed roof extension can be seen, but the nearer to the property you come, it is not as noticeable.

There is a side gate at the pavement on the east side of the property which is a pedestrian access to a side door of the dwelling.

No. 49 is also a bungalow from the street, and also has a hipped roof, but has flat roof dormers on 3no. of the four roofslopes, one of which directly overlooks the application site property.

Neighbouring properties to these 'bungalows' on the south side of Ring Road seem to all be bungalows from the front. The north side of Ring Road appear to be generally two storey dwellings.

The rear of no. 51 is a 2 ½ storey dwelling, which is also the same situation for no. 49 and others in the street on the south side of Ring Road.

Proposal

The application seeks permission to convert the existing garage and adjoining conservatory at the back of the garage into ancillary living accommodation. The new roof at the rear section will continue to be flat in order to reflect the flat roofs on the back elevation. The side walls will be built up by approx. 1m in order for the eaves to be level with the existing dwelling at the rear.

The new roof at the front section will be hipped to reflect that of the existing 'bungalow'.

Relevant Planning History:

AWDM/1645/18 Retention of balcony to rear (south) elevation (retrospective). **Approved 16.01.2019**

L/95/86 Conservatory on first floor at rear (west side) and porch over rear entrance (east side). **Approved 12.06.1986**

L/427/67 Room in roof and interior alterations. **Approved 07.11.1967**

Consultations: None

Representations:

Lancing Parish Council: *The proposal entails the loss of a garage and it should be refused* on the grounds of overdevelopment

Applicant's response to the Lancing PC:

"I have spoken to the Parish Council regarding their objection and it seems they were concerned that the conversion of the garage would affect the ability to park on the street. Fortunately there is not only plenty of on street parking in Ring Road, but I have off road parking for 5 cars and we only have 2 cars.

As far as the garage is concerned, this is a leaky old 1950's garage with an asbestos roof and damp walls with the back section having a corrugated plastic roof which also leaks. Because the garage is at the bottom of my hilly driveway, it has never been possible to put a car in it as there simply isn't the right angle without badly scrapping the bottom of a car. As such the garage is used for storage of garden tools. It therefore seemed a good opportunity to remove the leaking asbestos roof and replace it with a nice new roof in keeping with the house. I will then be able to use the garage room as a gym which gives it a functional use.

I appreciate the Parish Council would not have been aware of the background when considering our application. They now tell me they didn't realise I had off street parking for 5 cars.

If the Parish Council has remaining concerns, I would be happy for them to visit the property to see for themselves."

Relevant Planning Policies

Adur Local Plan policies: 1, 2, 15

DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to repurpose the garage and conservatory together with the building works relating to the new roofs.

The key concerns are the effects on the existing and residential properties, together with the visual amenities of the locality.

Visual and Residential Amenity

The dwelling reads as two houses, a hipped roof bungalow to the front and a two storey dwelling to the rear. (A dormer roof extension within the hipped roof is also noticeable from the rear garden area).

From the front the garage door will be replace by a pedestrian door and a window to the side of the door. A new hipped roof will be subservient to the existing hipped roof and will be constructed to replace the flat roof of the garage. The roof will marry in shape, pitch, design and materials as that of the existing hipped roof, and the side wall will be built up by some 500mm in order for the height of the eaves be in accordance with the existing bungalow.

The position of the garage will not change and will continue to be approx. 600mm from the boundary to the neighbouring property to the west, no. 53.

No. 53 is positioned forward in its plot and forward of no. 51, and it is considered that because the roof will be within the envelope of the existing roof, i.e. the roofslope will be no further back than the existing roof; will not be as high as the existing roof, by approx. 400mm; and will be stepped back from the front plain of the existing roof by approx. 800mm, the roof will not thereby cause any increase in overshadowing onto the neighbouring property.

A window is shown in the side roofslope to no. 53, this window will provide light into the proposed study, and the cill height will be over 1.7m, thereby not resulting in any overlooking onto no. 53; the height of the new roof will be a new visual feature viewing from no. 53, but because the roof is hipped and because no. 53 has a gap between the house and the side boundary with no. 51 of some 4.3m, it is not considered that the new hipped roof will result in overbearing onto no. 53

Because of the new roof being within the envelope of the existing roof, it is not considered that no. 49 will be affected by it in any way.

The rear two storey part of the dwelling has a flat roof, and thereby, the repurposing of the rear part of the dwelling will also have a flat roof. The side elevation of the existing building will be built up, and together with the new roof itself, the built up height will be between 800mm and 1m. This build-up of the elevation will mean that the eaves/facia will be the same level as the existing dwelling.

2no. rooflights will be installed within the new flat roof, and thereby will be higher than the flat roof by some 400mm.

It is not considered that the raising of the side boundary wall by approx. 1m will have any material effect onto the neighbouring residential property.

The rear elevation will change by way of alterations to the existing fenestration on this part of the dwelling, namely the removal of the first floor window and the ground floor door to 2no. sets of glazed French doors. The first floor will have a glazed balustrade on the outside of the doors for safety purposes. The glazed balustrade will be of the same design and height as the existing balustrading to the rear of the property.

Whilst there will be a degree of overlooking from the first floor glazed doors to the rear of the site, and likely a degree of which would be overlooking no. 53, it is not considered that this overlooking would be of a materially greater amount than currently exists from the existing conservatory window in that location, the first floor balcony or from the existing roof dormer.

Summary

Other than the new hipped roof to the front, it is clear that there is no extension of the footprint being undertaken to the dwelling, the whole will be incidental to the repurposing of the existing internal rooms, namely alterations/reparation to the existing elevational walls; new flat roof; and new fenestration and doors.

None of the works proposed are considered to materially affect the residential or visual amenities of neighbouring properties or the character of the street in general.

Recommendation

APPROVE subject to the following condition(s)

1. Approved Plans
2. Standard time limit
3. Materials to match existing
4. No windows in the west side elevation
5. To be used ancillary

Informative

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 30.12.2019

Authorised by: Peter Barnett Date: 6 January 2020