EXPIRY
24/12/07.
21

Development Control – Delegated Officer Report

Application Number: ADC/0659/07 **Recommendation – Refuse Application**

Site: **44 Lancing Park Lancing West Sussex BN15 8RF**

Proposal: **Gabled rear extension and rooms in roof with SE side dormer**

The Application

The application site is a detached bungalow within a cul de sac of various styles of chalet bungalows and bungalows within the built up area of Lancing. The bungalow has a front single storey glazed extension, there is an existing single storey flat roof rear extension and a single garage set back to the size of the building.

To the north of the side is an adjacent detached bungalow with a rear conservatory extension, this dwelling is at a slightly higher ground than the application site. To the south is a similar style bungalow, this dwelling has extended into the roof and there is an existing side pitched roof dormer which faces onto the side elevation of no. 44 Lancing Park. Within the cul de sac there are many dwellings which have been extended with side, front and rear dormers of various sizes, styles and designs.

Permission is sought to extend the bungalow and convert the roof space to provide two additional bedrooms and a bathroom at first floor level and a family room at ground floor. The extensions comprise of a front pitched roof dormer 1.3 metres wide with a maximum height of 2.5 metres to ridge and a maximum depth of 1.6 metres. A side flat roof dormer is proposed on the southern roof slope which is 3.3 metres wide, 1.8 metres high with a maximum depth of 1.7 metres.

Also proposed is a rear gable extension which is to extend at the existing roof height to extend the roof by 7.9 metres and the ground level by 4.9 metres. The extension will be built up to and adjacent to the existing garage.

Consultations and Representations

Third Parties: - 1 letter of objection have been received from the owner/occupier of no. 36 Lancing Park stating that the side dormer will overlook the rear garden and also into the kitchen and dining room.

Lancing Parish Council: - No objection

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

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.

Residential Amenity

The main properties to be affected by the proposed development are nos. 46 and 42 Lancing Park. The rear boundary of the objector at no. 36 Lancing Park meets the rear boundary of the site however there is a distance of 27 metres between this dwelling house and the proposed dormer and a distance of 12 metres between the proposed gable extension and the rear boundary. Due to this distance of the neighbour from the application site and that the buildings are sited at a right angle to each other it is not considered that there will be any significant adverse impact in this case.

The proposed side dormer window will accommodate the first floor bathroom and will therefore be fitted with obscured glazing. This dormer faces onto an existing dormer at 42 Lancing Park however there will be no overlooking or loss of privacy in this case. The front dormer will overlook the street and the properties to the other side of the road, it is considered that this relationship with the properties opposite is acceptable and there is already mutual overlooking between these properties as a result of existing windows.

The part of the proposal of main concern is the rear gable extension, this extension as stated above will have a maximum height of 5.8 metres the same as the existing bungalow ridge height. The ridge length will more than double from 4.9 metres to 12.9 metres. This increased length and bulk of the building will greatly exceed the height of the boundary fence between no. 46 and the site and although no. 46 is at a slightly higher ground level the scale of the extension will be overbearing on the rear of the adjacent property and will result in loss of light. This impact is compounded by the fact that the rear garden is limited in width and depth and by the close proximity of the adjacent industrial buildings which are clearly visible from the rear of the dwelling.

The impact on no. 42 Lancing Park is not so significant as a result of the existing garage which will screen and break up the elevation of the extension and also the increased garden area and outlook which the occupiers of this neighbouring property benefit from.

Visual Amenity

The proposed side and front dormer window are visible within the street scene, it is however considered that the design, scale and size of these dormers are acceptable in this case and are not dissimilar to other dormers within close proximity to the site. The rear gable extension will not be visible in the street scene however it will be visible from adjacent neighbouring dwellings. This extension is overly large and bulky and does not respect the character and scale of the existing building.

Recommendation

REFUSE for reason that :- B5BR

Case Officer... N Barber .....Date... 20/12/07