Development Control – Delegated Officer Report

Application Number: ADC/0249/10 Recommendation – APPROVE

Site: 61 Grinstead Lane, Lancing BN15 9DT

Proposal: 2 dormers on north side with clear-glazed windows and not fixed shut and one high-level window in south side of groundfloor extension (part retrospective)

The Application

The application relates to an extended detached bungalow, with front and rear gables, situated on the east side of the road. It is the central one of 3 pre-war bungalows which appear to have originally been identical (No's 59-63).

In 2001, a ridge-roofed rear extension was added, together with conversion of the entire loft space to 2 bedrooms served by rooflights and a rear gable window (L/139/01). This extension was similar to that at No.59 to the north, but not so long.

In 2009, a Building Regulations application was submitted for side dormers to create extra space in the loft rooms (ABC/0511/09) and construction was commenced in March 2010. The dormers (22 cubic metres) appear to meet the limitations for 'permitted development' except for the requirement for any side-facing windows to be obscure-glazed (and non-opening for any part below 1.7m above floor level). The 2 north side dormers, serving 2 bedrooms, do not meet this requirement; the south one, serving a bathroom, does meet it.

The high-level window in the south side of the diningroom requires permission because of condition 3 of L/139/01 which removed the normal 'permitted development' rights to install groundfloor side windows.

Consultations and Representations

Lancing Parish Council: No objection.

Third Parties: No comments received.

Relevant Planning Policies and Guidance

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'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

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, 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 and should comply with the Council's DC standards.

The Council's DC Standard No.3 states that dormers should not be so large that they overdominate the dwelling, resulting in a top heavy 'box-like' appearance. The windows in dormers should be similar in style and proportion to those on the original dwelling.

Visual amenity and character

The dormers themselves, in terms of size and position, appear to be 'permitted development'. In any event, although they are close to the ridge and the two on the north side are relatively long, because of their limited projection from the roof, they are not considered to be unacceptably out of scale.

Residential amenity

As stated above, permission from the Council is required because the north side dormers do not have obscured glazing (fixed shut below 1.7m) in their windows and because the groundfloor high-level south side window contravenes condition 3 of L/139/01.

As regards the latter, there is no overlooking problem because of the height of the window sill which is approximately 1.75m above floor level.

As regards the north side dormer windows, serving bedrooms, they face onto the side of the tiled roof on the bungalow to the north (No.59) which has been extended at the rear with a full ridged roof extension projecting further rearwards than No.61. The roof of this bungalow has only a solar panel and no rooflights or dormers. When standing in the bedrooms close against the windows, it is possible to overlook the groundfloor side windows of No.59. There are 2 pairs of existing groundfloor side patio doors in the applicant's dwelling which directly face these windows over a 1.6m boundary fence. On balance, it is considered that normal use of the 2 bedrooms would not result in an additional effect on the privacy of No.59 such as to warrant refusal.

Recommendation

APPROVE for reason that:-

The development does not detract from the local environment or cause unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the policies of the Adur District Local Plan (AG1, AH7).

Subject to:-

1. This permission relates to Drawing No.02806/10 and to the unnumbered SitePlan/Block Plan; both date stamped received 8 July 2010.
   R. For the avoidance of doubt and in the interests of proper planning.

Case Officer: Keith Morgan Date: 19 August 2010