expires 11/8

Development Control – Delegated Officer Report

Application Number: ADC/0323/08 **Recommendation - Application Refused**

Site: **18 Western Close Lancing West Sussex BN15 8RU**

Proposal: **Loft conversion including rear dormer**

The Application

The application relates to a fully hipped roofed semi detached bungalow, the rear of which faces Winston Road. The other half of the pair also has a fully hipped roof. The rear roofslope of no.18 already contains two rooflights on both the front and rear and it was originally proposed to extend the roof to form a gable end with the construction of a flat roofed dormer on the rear rooflsope. Following objections on the grounds of the impact on the character of the property and the street scene, the plans were amended to retain the full hip and to construct a smaller dormer on the rear.

Consultations and Representations

Consultations/Comments

None

Third Parties

Lancing Parish Council – The roof changes break the symmetry of the pair of bungalows. Dormer is large and highly visible from Winston Road.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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

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. Dormer windows should not be so large that they over-dominate the dwelling. A large amount of the original roof should still be clearly visible.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The amendments to the proposal mean that that the main consideration in the determination of the application is the visual impact of the dormer in the street scene. It measures 4.7m wide, 2m high and projects 2.5m from the roofslope. It is set down from the ridge by 0.3m. While it has been reduced in size from the original drawings, it remains a large, flat roofed addition to the roof which will be very prominent in views from Winston Road.

There is a dormer on the rear of no.17 Western Close to the north which is nearer to the road. However, it is smaller than the current proposal and takes up much less of the rooflsope. The current proposal, by contrast, will dominate the dwelling leaving little of the original roof visible. It therefore fails to comply with the guidance in DC Standard no.3.

Residential amenity

The rear dormer faces out over Winston Road and towards the properties on the opposite side of the road. These are over 35m away and the dormer will not have any adverse impact on residential amenity as a result. There will be some overlooking of the adjoining half's garden but it is not considered that this would sufficiently harmful to warrant refusal on this ground alone, particularly as there are already two rooflights on the rear roofslope of no.18 which afford views over the adjoining garden.

Recommendation

REFUSE on ground that :-

1. B5ER

Case Officer P Barnett Date 11/8/08