Development Management – Delegated Officer Report

Application Number: AWDM/1759/21 Recommendation – Approve

Site: 2 Derek Road, Lancing

Proposal: Ground and first floor extension with loft conversion including hip to gable roof extension, front dormer, rear dormer with Juliet balcony, raised terrace with balustrade and steps to South elevation

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 10 November 2021

Site and Surroundings

This application relates to a semi detached bungalow on the south side of Derek Road at its junction with St James Avenue. This is a street of similarly built bungalows. Land rises northwards such that this side of the road is on lower ground than the northern side.

The property has a hipped roof and is set off the side boundary by 6 metres. The neighbouring bungalow has been extended into the roofspace with a rear dormer. Other bungalows in the street have been altered at roof level including raised gables and large front dormers. Most notably, permission has been granted at No.1, directly opposite this site, for a side extension with side gabled roof and front and rear dormers (AWDM/1075/19).

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought for a 4m wide side extension with side gabled roof over and front and rear dormers. The extension leaves a 2 metre gap to the side boundary.

Also proposed is a single storey rear extension, 2.35m deep, on the boundary with No.4, with a raised terrace on its east side.

Relevant Planning History

None.

Consultations

Lancing Parish Council: No comment

Representations
Letter received from occupier of 4 Derek Road:

Having looked at the plans, I cannot see any measurements and therefore I am unable to determine if there may be an issue with privacy with regard to the raised terrace. If the proposed raised terrace is extended to beyond the line of the front of my conservatory then potentially there is an invasion of privacy unless suitable screening is erected. My conservatory has obscured glass on the relevant side.

Letter of support received from the occupier of 5 Derek Road:

As a close neighbour to the application site I am in full support of the proposal and welcome the redevelopment and refurbishment of this dilapidated property which has become an eye-sore on the corner of St James Avenue and Derek Road.

Generally, the design is reflective of the recently approved scheme which is currently under construction at no. 1 (app AWDM/1075/19).

The proposed front dormer would extend beyond the plane of the original side flank, this formed part of the original proposal for no. 1, however was resisted and an amended scheme submitted whereby the dormer was more subservient and related better to the wider street scene of Derek Road.

The property is very prominent when approached from St James Avenue, the proposed side extension would encroach beyond the building line of the properties on St James Avenue by some way. Whilst this in itself wouldn't be too incongruous, the addition of a large rear dormer which extends above the side extension would lead to a very bulky addition to this view.

Over the summer of 2021 numerous trees were cut down, presumably in preparation for this planning application, I see no reference to the removed trees, or any reference to replacements. This should be encouraged as the trees provided roosting for a variety of birds.

It is a shame to see a lack of provision of renewable technologies within the development, this should be encouraged and perhaps with the reduction in width of the rear dormer, an array of photovoltaic panels could be provided on the sloping roof above the new side extension.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

The proposal will not adversely affect neighbour amenity. No. 4 has a rear dormer, as does No.18 St James' Avenue to the south. The dormers will be approximately 16.5m apart which is less than the 22m separation distance recommended in DM Standard No.2. However, overlooking will be no worse than currently exists from the dormer at No.4. While a large dormer, the Juliet balcony serving one of the bedrooms is at the eastern end, offset from the dormer at No.18, and will have views across the frontage of that property.

The rear extension is not large and the raised terrace on its east side will be screened by the extension, thereby protecting privacy for No.4.

Neighbours to the north and east are on the opposite sides of the road and are not unduly affected.

Character

The side extension does intrude beyond the general Derek Road/St James Avenue building line but will be a similar width to that approved at No.1 to the north. The extension leaves approximately 2 metres to the back edge of the St James Avenue footpath, as at No.1, and the visual intrusion of this extension is reduced by the presence of the similar large extension opposite.

The front dormer is 8m wide, the same as at No.1. The rear dormer is wider at 10.6m but this is no wider than the rear dormer at No.1. It also fills less of the roofslope than that at No.1.

There are other full width rear dormers in the street. This one is large because of the extension and is also highly visible on this corner plot. However, given the other roof alterations in the vicinity, including at No.1, it is not considered that a refusal in terms of harm to character could be substantiated.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations,

including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? Y

Case Officer signed: Peter Barnett Date: 3 December 2021

Authorised and signed by: Gary Peck Date: 5 December 2021