Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0342/14

Site: **38 Firle Road Lancing**

Proposal: **Loft conversion with front and rear dormer raising roof and new pitched roof over flat roof extension**

Date of site visit: 27.3.14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for:-

- Raising the ridge and a flat roof dormer to measure (at max) 2.5 metres in height, 4.5 metres in length, and 5.6 metres in width
- Flat roof front dormer to measure (at max) 1.2 metres in height, 1.7 metres in length, and 2 metres in width
- Hipped roof to an existing flat roof extension to measure (at max) 1.1 metres in height, 7.6 metres in length, and 4 metres in width

The application relates to a semi-detached bungalow, elevated from the highway of Firle Road, with the front of the building accessed by way of a staircase. It has been extended at the side and rear by way of flat roof extensions.

The surrounding area is an outer suburb of Lancing, residential in character.

Consultations (summarised)

Lancing Parish Council: *No objections as considered pitched roof would be aesthetic improvement to existing flat roof*

Public Forum and Questions: *Mr Andy Whittaker of 38 Firle Road talked about his application number AWDM/0342/14 to increase size of his house by introducing loft conversion. Had heard possible objection by neighbour on grounds of loss of light but he explained that in his opinion this would be minimal. Mrs Margaret Goff, who was the mother-in-law of the applicant, supported the application and explained the larger living space would mean this would negate need for family to move elsewhere as they wished to remain in Lancing where they were very happy. Mrs Amy Whittaker made point that there were a number of other similar conversions in the street and proposal would not be out of place. Chair thanked those members of public that spoke.*

Worthing & Adur Councils:

Environmental Health contamination officer: *full condition will need to be applied if construction of the flat-roof extension is part of the application*

Representations (summarised)

Objection received from occupiers of 36 Firle Road:

Request a site visit. Broadly in favour of our neighbours' plans to extend their property as know benefits this has. However worried about impact raised roof and new pitched roof will have on light to back of our property – particularly our north facing kitchen. Key source of light to this room is back door angled to west to gain light. When our neighbours rebuilt their garage we lost some light to rear of our property but accepted that. However new roofs of bungalow will have a much more significant impact. Would appreciate clarification of height of dormer and how far it extends as it is not immediately clear. As promised we are attaching some pictures showing outlook that will be lost from our kitchen in terms of sunlight and also way in which raised extended roof will affect the outlook from our garden/patio.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies):
AG1, AH7
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The bulk of the proposed development is around the back of the building, so would not impact upon the street scene visible to the public.

The introduction of a front dormer and raised ridge would disrupt some symmetry between the two bungalows. However there is already a staggered ridge to the pair due to the change in the level of the land, and a resultant lack of balance.

Front dormers are now an established feature on properties in the street, with that proposed sensitively proportioned to the rest of the roof slope.

Insufficient visual harm would arise from this proposal to warrant refusal.

Residential amenity

The neighbours principally impacted upon are those to either side of the application site (it is physically removed from the remainder).

Neighbour to the west

This building adjoins the application property. It has no dormers in the roof.

The proposed rear dormer next door would take some outlook away from this neighbour. However the position of the dormer above the eaves line means its bulk would not be adversely overbearing or unduly reduce the amount of light received. The new pitched roof and front dormer would be physically removed from this neighbour, so would not cause harm.

The rear dormer windows would not allow for direct views onto this neighbour, so harmfully intrusive overlooking and material harmful loss of privacy would not occur. The front dormer would overlook the public street.

Neighbour to the east

This neighbouring building has itself been extended by way of a flat roof rear extension. In this extension is a kitchen, which is served by a large picture window facing south and a glazed rear door facing west.

The dormer and new pitched roof would reduce light received by the glazed door serving the kitchen. However the principal source of light into that room (the window facing south) would be unaffected.

Outlook from the kitchen is already substantially curtailed by a wall along the shared boundary, and the new hipped roof is shallow and, together with the dormer, is set back from the boundary.

A limited area of garden immediately outside of the kitchen would also be impacted upon - but the vast remainder of it would be unchanged.

The front dormer would overlook the public street, and is physically removed from this neighbour.

In this circumstance although it is recognised there would be an impact, it would not be of such a severity as to warrant refusal.

Recommendation

APPROVE for the reason:

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit
2. Approved Plans
3. External materials/finishes to match
4. Notwithstanding “pd” no further windows/openings in side elevations

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Matthew Porter Date: 07/05/2014

Authorised by: Peter Barnett Date: 7 May 2014