Development Management – Delegated Officer Report

Application Number: AWDM/0632/16 Recommendation – APPROVE

Site: 65 Hillrise Avenue, Sompting, Lancing

Proposal: Single storey front extension to east elevation to replace existing conservatory.

Date of site visit: 24.05.16

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached bungalow in a street of similar properties within Sompting. As existing there is a front flat roof extension and flat roof porch which represent irregular, piecemeal additions to the front of the bungalow.

Permission is sought to remove the existing front addition and build a new front extension with half hipped roof incorporating the existing porch.

The extension will be flush with the existing, original front gable of the bungalow, an additional bedroom will be formed in the front extension. The plans show the extension being 4 metres wide and 2.8 metres in depth with the hipped roof a maximum height of 3.4 metres.

The plans also show an additional window to the side south elevation. Amended plans have been submitted showing this window to be fitted with obscure glazing with a top opening fanlight only. This was on the request of the planning officer due to proximity of side windows serving the adjacent property.

Consultations: None undertaken.

Representations: One email received from owner/occupier of no. 63 Hillrise Avenue with concerns relating to overlooking and loss of privacy relating to the proposed side window.

Sompting Parish Council: - Support the application.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The bungalow as existing with the front flat roof additions does not relate sympathetically to the original character of the bungalow these works have been added piecemeal and appear as such. The existing front extension appears in a poor state of repair. The proposal to add a brick and tile built front extension incorporating the flat roof of the existing porch will improve the visual appearance of the building. There was initial discussion with the agent regarding introducing a set back to the extension to break up the front elevation to allow the existing, original front gable to be the main dominant feature. Yet when viewing the street scene there are other examples of extensions with no set back, i.e. nos. 63 and 61. It was therefore accepted such an amendment could not reasonably be insisted upon in this case. In the light of the existing appearance of the building and consideration of the more sympathetically designed extension it is considered that the proposed extension in its submitted design and form can be supported. Materials will be conditioned to match existing.

Residential Amenity

The front extension will not impact upon any adjacent neighbours with regards to loss of light, overbearing impact or loss of privacy.

However as stated above the new additional side window on the southern elevation will overlook the side of no. 63 to the south. The owners of this property have expressed concern with regards to this window and its impact with regards to loss of privacy and impact upon their amenity.

Consideration was given to this and from visiting the site it is apparent that the distance between the bungalows is very limited. Although there are existing side windows these are obscurely glazed. Amended plans have been requested to show the side window to be obscurely glazed with a top opening fanlight only. It is considered that this amendment will overcome the issue from a planning point of view. The window should only be openable if it is above 1.7 metres from finished floor level. Consideration was given to the impact of this upon the use of this room, however it is felt that the applicant's decision to alter their property in this way and the consequence of this upon an existing bedroom is their own choice in this case. The obscurely glazed window will protect the amenities of both the neighbour and the applicant by removing mutual overlooking between the dwellings.

Recommendation

APPROVE

1. standard time limit

2. obscurely glazed window on south elevation and top opener only.
3. no further openings on southern elevation
4. materials to match

Informative

1. proactive with amendments

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

Case Officer: Hannah Barker Date: 13th June 2016

Authorised by: Jo Morin Date: 14.06.2016