Expiry Date – 26/8, ppa sought to 9/10

Development Control – Delegated Officer Report

Application Number: AWDM/0921/20 Recommendation – Grant

Site: 25 St James Avenue, Lancing

Proposal: **Rooms in roof including raising of the roof ridge with part gable ends, new grey tiled roof; 3no. pitched roof dormers to front and rear, South facing first floor window, ground floor window to South side with Juliet balcony; single story rear extension to East elevation; painted render to all elevations**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 20.8

Site and Surroundings

This application relates to a hipped roof detached bungalow on the east side of St James Avenue opposite the junction with Derek Avenue. The garage on the north side of the property has been altered and converted into a room and a rear lean to added along with a small addition to the rear kitchen.

The road slopes from the south northwards. Neighbouring properties are bungalows. No. 23, to the south, another bungalow has extended into the roof by lifting the ridge in part. The site backs onto school plying field.

There are a few roof additions nearby including at No. 29. A very similar development has recently been completed at 25 Fairview Road around the corner. Derek Road is characterized by ugly box front dormers.

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

Proposal

Planning permission is sought to lift the ridge of this house by 1.4 metres and to raise both hips to barn ended gables to create a full first floor with 3 bedrooms, one en-suite and a bathroom. In addition a flat roofed single storey rear extension is proposed.

The proposal has been revised since first submitted to reduce the size of the front dormers and to add barn ends to the main roof.

Relevant Planning History

None.

Consultations

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

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.

Character

This proposal is the most significant roof extension in the immediate environs of St James Avenue though No. 23 has raised their ridge partially and No. 29 has front and side dormers. Further afield in Derek Avenue many of these bungalows have been extended with flat roofed box front dormers. Round the corner in Fairview Road No 25, a bungalow, has been extended in the same manner as proposed now to create a chalet bungalow.

The reduction in the size of the front dormers improves the overall appearance and makes the front elevation look less cramped. Barn ending the gables is a nod towards the general hipped roof form of the street.

The raised ridge line will not exceed the height of the bungalow to the north, 27. Whilst this proposal is greater than elsewhere in St James Avenue it is not considered that the roof extensions will cause significant harm to the local character.

Neighbour amenity

No. 27, to the north, is on higher ground. It has its front door in the side wall facing the site together with 3 secondary living room windows. All but one of these side windows will be behind the raised gable. All of these windows will lose some sunlight. However, as they are all secondary windows the impact does not justify a refusal.

No. 23 sits on lower ground and is separated from the development by paired driveways. It has a utility room window, hall, bathroom and bedroom windows in its side wall. Sufficient separation exists.

The proposed rear extension is a maximum 5.3 metres in depth. It is flat roofed with a similar eaves line to the bungalow. It includes a lantern light. It is set off the boundary with No. 27 by just over 2 metres and will extend to a similar depth as a conservatory at No.27. It is 6 metres off the boundary with No. 23. It will not cause significant harm.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Matching Materials
4. No new windows
5. Southern gable window obscure and unopenable below 1.7 metres

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 any representations? No.

Case Officer signed: MOK Date: 4.9.20

Authorised and signed by: Peter Barnett Date: 7 September 2020