Expiry Date - 12/08/2010

Development Control – Delegated Officer Report

Application Number: ADC/0209/10 **Recommendation – Permit Application**

Site: **2 Mill Road Lancing West Sussex BN15 0PT**

Proposal: **Amendment to ADC/0334/09 to increase height of roof of utility room by 0.3m and elevational changes to garden room**

The Application

The application property is a detached cottage located on the corner of Mill Road and Manor Road in the North Lancing Conservation Area. The dwelling is positioned on the northern boundary of the site and faces south over a large garden which is well screened from the surrounding area by a boundary wall, fence and vegetation. It has a large detached garage on the southern boundary at the front of the site which is on lower ground than the dwelling owing to the site being on a slope at the foot of the hill. The modern detached house, No.6 Manor Road, lies adjacent to the garage, to the east.

The cottage has rendered walls with an exposed timber frame, with a clay-tiled roof containing dormer windows. On the east side of the dwelling is a single-storey utility area with a part tile and part mineral felt sloping roof. This part of the building is attached to an outbuilding at No.6 Manor Road which sits on the boundary. Directly to the north, at right angles to the site, is 'Smithy Cottage' (No.4 Mill Road) which is a Grade II listed building. This dwelling has a ground-floor kitchen window and two first-floor windows which face south towards the flat roof on the applicant's property.

Permission was granted under application reference ADC/0334/09 to construct a garden room extension projecting at a right angle from the utility area southwards along the eastern boundary for a distance of 7m. It will be 4m wide, 4.4m high at its northern end and 4.6m high at its southern end (owing to the drop in ground level), with a pitched roof with gable end. As approved, it was to be largely glazed on its west and south sides with folding glazed doors. There was to be a blank rendered wall on the east side. A circular window was proposed for the southern end gable with rooflights on the west roof slope. A chimney flue for a log burner was shown rising 0.7m above the ridge of the roof. The proposed amendments include replacing the circular window with glazing across the full gable and wrapping the glazing around the south and west elevations. A timber door originally proposed for the west elevation has been removed and relocated within the existing building.

The roof of the garden room is proposed to tie into the new pitched roof over the utility area. As approved, this roof was to be hipped and 3.7m high when viewed from the north. The current application proposes to increase the height of the new roof to 4m (an increase of 0.3m over that already approved), consisting largely of a pitched roof which slopes away from the boundary. The pitch of the roof has been amended and is now steeper than approved.

Consultations and Representations

Consultations/Comments

West Sussex County Council: The Conservation Architect considers that the increase in height of the roof to the utility room and the changes to the elevation of the garden room will not adversely affect the main portion of the building.

Adur District Conservation Advisory Group: No objection.

Lancing Parish Council: No objection

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): AG1, AB4, AB11, AH7, and Appendix 11 'Supplementary Planning Guidance' comprising: - Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPS5 'Planning for the Historic Environment' (DCLG 2010)

Planning Assessment

Policies

The Council has a statutory duty to pay special attention to the need to preserve or enhance the character or appearance of Conservation Areas and to preserve the setting of listed buildings. It is therefore essential that new development respects the existing historic environment. The relevant policies are AB4 & AB11 and Government policy and guidance is in PPS5.

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, 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.

PPS1 states "Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted."

Visual amenity and impact on Conservation Area

The site is well screened from the street. The proposals would have only a limited visual effect on the Conservation Area and are, consequently, considered to preserve its character and appearance.

The approved garden room had folding glazed timber doors on the south and west elevations with a circular window in the gable of the south elevation. The proposed amendments include replacing the circular window with glazing across the full gable and wrapping the glazing around the south and west elevations. A timber door originally proposed for the west elevation has been removed and relocated within the existing building. The works are considered to improve the appearance of the garden room.

Residential amenity

The relevant concern is the impact on the residential amenities of the neighbouring dwellings to the north and east.

As approved, the proposed garden room extension did not adversely affect the amenities of the occupiers of No.6 Manor Road to the west. The proposed amendments do not alter the west elevation with the main change being the additional glazing on the south elevation. However, this is predominantly high level and will not result in any risk of overlooking. The windows do not face towards their neighbour and will face the existing garage in the rear garden of No.2.

The effect on the cottage to the north (No.4 Mill Road) of the proposed increase in height of the pitched roof over the utility area is the main issue here. This dwelling is only 1.1m from the site boundary and has a kitchen window which currently faces the rear wall and sloping roofs of the utility area on the application site. The proposed new roof will increase the height of this structure by up to 2.2m to 4m (an increase of 0.3m over that already approved), consisting largely of a pitched roof which slopes away from the boundary. The height of the wall of the utility area is to be raised to a uniform 2m (it currently varies from between 1.8m and 2.3m). However, the kitchen window at No.4 looks out over the central section of the existing roof, which is the lowest part of the existing building. The increase in height now proposed was originally proposed at the time of the original application but was

considered to be unacceptable at that time due to the likely adverse effect on light and outlook. Amended plans were received reducing the height.

The current application now shows the reinstatement of the increase in the height of the ridge by 0.3m and an increase in the pitch of the roof to a steeper angle. However, since the original application was considered, the occupier of No.4 has received consent to increase the depth of their kitchen window by 0.2m to enable more light to enter the kitchen from the south. No objection has been received from the occupier of No.4 to this proposed amendment. On balance, it is considered that the amount of light being received into the kitchen will not be reduced to a significant extent and the amendment can be approved.

Recommendation

APPROVE on the grounds that:-

1PPi (amended) The proposed development would not detract from the local environment, would preserve or enhance the character and appearance of the Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7, AB4)

Subject to:

1. C1Ci (Standard time limit)
2. C12Eii (External walls & roof of extension to match existing)
3. C18E3 amended (No windows to be formed in the east side wall or roof of the garden room and the north side wall or roof over the utility area without planning permission)
4. The rooflights to be used in the proposed garden room extension shall be 'conservation' style rooflights, fitted flush with the rooflsope, in accordance with details to be submitted to and approved in writing by the local planning authority.
5. This permission relates to the following approved plans date stamped received 22 June 2010:
   1:1250 scale Location Plan, 1:500 scale Block Plan, Proposed Plans and Elevations (drawing no. 001C)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 20 July 2010