Development Management - Delegated Officer Report

Application Number: AWDM/1675/20 Recommendation – APPROVE

Site: 16 Croshaw Close, Lancing, West Sussex

Proposal: Remodelling of dwelling including roof conversion and extension to west side, raised roof height, 1 no. first floor window to north and south, 1 no. dormer window to east and west; single storey extension to south

Date of site visit: 7th December 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a gabled roof bungalow with a garage set back to the side. It is in a cul de sac of bungalows however the other bungalows have a different pattern of development to the application site most of which are semi detached and gabled roof to the sides and not front to back.

Consent is sought to raise the ridge of the bungalow and extend to the west side and rear to enlarge the ground floor living space and add two bedrooms and a bathroom at first floor. Two dormer windows are proposed in the east and west side roof slopes. These were originally submitted as larger dormers with pitched roof design. Amended plans have been received which show the dormers altered to flat roof and raised from the eaves slightly to improve the visual appearance.

Representations

None received

Lancing Parish Council: - No objection

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The changes to the building will be clearly visible within the street scene. The increased ridge height (by 1m) and widening of the bungalow with side dormers will all vary the appearance of the building. However within the context of the existing cul de sac and the bungalows surrounding the site this will not be out of keeping. As stated above the bungalow has a gable frontage, which is only seen elsewhere at small number of bungalows within the street. The changes made will not result in an overly large development and the increased height will not be excessively higher than the adjacent bungalows. There are taller bungalows elsewhere in the street. The flat roof dormers replicate other front dormers within the cul de sac and therefore are not an uncommon feature. The spacing between the bungalows is such that a cramped appearance will not result, although it is acknowledged that it will be closer to the boundary than its neighbours. Materials to be used will match existing.

Residential amenity

The side extension on the west will bring the bungalow almost up to the boundary and closer to the adjacent bungalow. However there is spacing between the buildings as they both have garages and driveways to the side. The application bungalow is positioned forward of the neighbour (no.15) yet the spacing means that no adverse impact will occur in terms of loss of light and overbearing impact. There are also side windows on the property to the west however the spacing allows for no significant impact here, these also appear as secondary windows. The side elevation of the extension will be blank here with the only opening on this side being the side dormer which will be obscurely glazed and only opening above 1.7 metres above finished floor level. There will therefore be no overlooking. The proposed side extension continues to the rear of the bungalow this will mainly be screened from the west by the garage at the site and at the adjacent garage. It is flat roof design and low level.

To the east the neighbouring bungalow is separated by a garage adjacent to the boundary. The rear extension will be screened by existing vegetation on the boundary and the garage. Also due to the position of the bungalows the distance between them increases to the rear. The side dormer will be visible from this neighbouring bungalow as it is positioned toward the rear of the neighbouring property however due to it being obscurely glazed and top opening only there will be no adverse impact in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. The dormer windows in the east and west side elevation hereby permitted shall be obscure-glazed and non-opening except above 1.7 metres finished floor level and they shall not subsequently be altered in any way.
5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the east or west side walls or roof slopes of the building.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 22nd December 2020

Authorised by: Peter Barnett Date: 22 December 2020