6AP 3/7/09

Development Control – Delegated Officer Report

Application Number: ADC/0189/09 **Recommendation – Refuse Application**

Site: **244 Brighton Road Lancing West Sussex BN15 8LH**

Proposal: **Additional storey with asymmetrical pitched roof, front dormers and rear balcony (revisions to ADC/0355/06 including raised front eaves)**

The Application

The application property comprises a 1930s style flat roofed house located on the south side of Brighton Road, (A259). The dwelling has the appearance of a two storey building from Brighton Road, but appears as single storey when viewed from the Wide water lagoon to the south.

In November 2006 permission was granted to create a third storey by adding a new a symmetrical pitched and gabled roof with front dormer (ADC/0355/06.) The new roof was proposed to have a ridge 9 metres high (from Brighton Road.) The extension would accommodate a lounge, kitchen and dining room at second floor with a balcony projecting from the rear (north) elevation at second floor level. The design of the roof extension permitted is similar to that completed at 230 Brighton Road to the west of the site (L/91/02.) this was also originally a 1930s flat roofed dwelling however slightly larger in scale than the application site.

The current application seeks permission to amend the currently approved scheme. The ridge height is to remain at 9 metres with the maximum height to be at the same set back from the front of the building as previously approved at 5.5 metres. The roof slope to the rear is also to remain as previously approved. However the single projecting central balcony is to be altered to a wider balcony, 6.1 metres. The height of the front wall is to be increased from 5 metres (the existing eaves height) to 6.6 metres with a steeper roof pitch. A front dormer is proposed which is set further forward in the roof slope than the previous approval with a flat roof. The layout of the building has also been rearranged from that previously approved with two bedrooms, a study and a bathroom at second floor level.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising Development control Standard No. 3 Extensions and Alterations to Dwellings.'

PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

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, a 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. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development.' Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Residential Amenity

The previously approved scheme was not considered to have any adverse impact on the residential amenities of the occupiers of the adjacent dwellings. There are windows on the side elevations of the neighbouring dwelling however these appear to be secondary windows and in the light of the roof additions either side of the site it is considered that the principle of an additional storey in this case is acceptable. A refusal would not be warranted on the ground of residential amenity.

The proposed balcony although larger than previously approved is not considered to result in an additional overlooking or loss of privacy. Balconies are a common feature within the proximity of the site. There is a rear balcony at no. 246 to the west.

Visual Amenity

There are a number of buildings within Brighton Road which were originally built as the application address, many have had roof additions, including those either side of the site. No. 246 to the east has been enlarged with a grey slated mansard roof (L1/81). This has a maximum height of 9.8 metres. It is not considered that this is a sympathetic addition. No. 242 to the west has been enlarged with a more traditional pitched, gable roof with rear dormer. This property has a maximum height of 9 metres.

No. 230 Brighton Road to the west of the site with an asymmetric pitched roof design and front dormer is considered to be successful in visual terms and is

a more sympathetic design than some other examples of roof additions within the street. The previously approved scheme was of a matching design with a slightly lower ridge height and was therefore considered to be acceptable.

The current scheme does not increase the overall height of the building however the bulk and scale are increased with the height of the eaves to the front increased and dormer set forward. It is not considered that the proposed development will be sympathetic in scale and design with the existing building. The increased height of the front wall will produce an unbalanced appearance with irregular window spacing between the first floor windows and the dormer. The eaves should be lowered to allow for a more sympathetic, balanced front elevation as shown in the previously approved scheme.

Recommendation

REFUSE for reason that :-

1. B5AR - AG1, AH7

Case Officer..... [redacted] .....Date...23/6/09...

PB 23/6