Re
~~24/12/07~~
Expiry
28/1/08.

Development Control – Delegated Officer Report

Application Number: ADC/0715/07 **Recommendation – Permit Application**

Site: **15 The Drive Lancing West Sussex BN15 8PT**

Proposal: **Rooms in roof (with side gable and rear dormer) and single-storey rear extension**

The Application

The site is located within the built up area of Lancing, a semi detached bungalow within a street of other semi detached bungalows, the majority of which remain unaltered when viewed from the street and have no front or side roof extensions or dormers.

The bungalow has a landscaped front garden area with hard standing and a vehicular access to the side, leading to a car port and garage. To the south is no. 13 The Drive, this bungalow has front, side and rear flat roof dormers. Permission was granted for this development in 1982 under planning application reference L/51/82/TP. There is a 0.5 metre wall between the site and this property which increases to 1 metre further towards the rear. To the north is no. 17 The Drive the attached semi detached bungalow.

No.11 The Drive has a gable extension to the roof with a front and rear flat roof dormer which was granted in May 2005 under permission L/54/04/TP. This is the only other hip to gable extension within the street.

Permission is sought in this case to extend the roof from a hip to a gable with velux windows to the front and add a flat roof dormer to the rear. The dormer is 6.1 metres wide, 1.5 metres high with a maximum depth of 2.2 metres. It is also proposed that the existing single storey extension is to be rebuilt. The proposed extension will have a flat roof and is sited adjacent to the existing garage. The extension is 2.5 metres deep, 7.7 metres wide and 2.9 metres high. The rear extension will provide additional living space and the roof extensions will provide two additional bedrooms and a shower room.

Consultations and Representations

Third Parties: - One letter has been received from the owner/occupier of the neighbouring property stating that they wish to make no comments.

Lancing Parish Council: - No objection

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) 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

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an inacceptable 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. Development Control Standard No. 3 'Extensions and Alterations to Dwellings' states that roof extensions should respect the scale, character and appearance of existing dwellings and dormers should not be so large that they over-dominate the dwelling, resulting in a top heavy box-like appearance.

Residential Amenity

The proposal will have no adverse impact on the residential amenities of the occupiers of the adjacent properties. There will remain a distance of 4 metres between the side elevation of no. 15 and no. 13 the adjacent property. The gable extension will not result in a loss of light or overbearing impact on the occupiers of this property. There are no windows proposed on the side elevation which will cause any overlooking. The rear single storey extension will be rebuilt and will be set in slightly from the northern boundary. It has a depth of 2.4 metres and is therefore considered to be acceptable in this case and will have no adverse impact on the residential amenities of the occupiers of the adjacent properties.

Visual Amenity

The single storey rear extension will not be visible within the street scene it is screened by the existing building and the garage to the side. Similarly the rear dormer window will not be visible within the street scene. It is however considered that the scale of these developments is in keeping with the design and scale of the existing building. The dormer window is central to the roof slope and does not dominate the building.

The hip to gable extension will be visible within the street scene. It is noted that the majority of dwellings within the street scene have had no alterations to the side and front roof slopes other than no. 11 The Drive which has a hip to gable extension, no. 13 which has front, rear and side dormers and no. 21

which has a front flat roof dormer. Of these developments the works to nos. 11 and 13 were granted planning permission in 2004 and 1982 respectively, as referred to above. It is considered that in the light of the most recent approval in 2004 for a hip to gable extension at no. 13 The Drive it would be difficult to resist this proposal as the few roof extensions which have been carried out within the street are in close proximity to the application site. On balance it is considered that the proposal should be approved in this case.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer.....Parker.....Date 27\12\07 CAA