Development Management - Delegated Officer Report

Application Number: AWDM/1149/15 Recommendation – Approve

Site: Seville, Winston Road, Lancing

Proposal: Roof extension to create first floor with part gabled roof and dormers to front and rear elevations

Date of site visit: 13 October 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached hip-roofed bungalow with a double garage projecting at the front. It sits above the level of, and back from, the road and is screened to a large extent by a thick conifer hedge on the frontage.

The land rises to the east where a 2 storey dwelling, 12 West End Way, sits on higher ground. There are pairs of semi-detached 2 storey dwellings to the southwest (The Mariners) and a 2 storey dwelling to the north (8 West End Way).

It is proposed to extend the roof to form first floor accommodation. The proposal involves raising the ridge by 2.2m to form a part-gabled roof. Dormer windows are proposed at the front and rear. The front garage projection is to remain single storey in height.

Relevant site history

L/72/92 - Larger (Replacement) Roof with Front & Rear Dormers – refused

ADC/0456/09 - Single-storey front and south side extension - approved

Consultations

Lancing Parish Council: No objections

Representations

4 letters of objection received from the occupiers of 5 & 6 The Mariners, 5 & 6 Southon View, Western Road:

- Loss of privacy
- Loss of light
- Concerns at blocking of access road with contractors vehicles

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 proposed increase in ridge height will not appear out of keeping due to the number of existing 2 storey dwellings which adjoin the site. The increased roof bulk will close the visual gap to 8 West End Way but it is not considered that it will have a harmful visual impact. The front dormers are considered to be acceptable due to the presence of 2 large dormers at 8 West End Way.

The visual impact when viewed from West End Way is also considered to be acceptable and it will respect the character of the street scene.

Residential amenity

The main concern with the original plans was the potential for loss of privacy to the dwelling to the east, No.12 West End Way. The rear dormers have been amended to include full obscure glazing to the central ensuite windows, with obscure glazing below 1.7m for the 2 bedroom windows. Both bedrooms are also served by front windows and the outlook from these rooms is therefore considered to be acceptable. No windows are proposed for the sides of the roof extension.

There was also concern that the increased bulk would cause harm to the light and outlook for the occupiers of the dwellings in The Mariners to the south of the extension. The plans have subsequently been amended to move the extension 1.5m further from the boundary (so that it will be 3m from the boundary) and, while there will be an increase in bulk and height due the low hipped roof being replaced with a taller vertical part gable wall, it is considered that the separation distance of 12m and its revised position off the boundary will reduce the impact of the extension and make it less overbearing. Being to the north, it will not reduce sunlight to the properties in The Mariners. On balance, it is considered that the application can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing dwelling
4. No windows or other openings in side walls of the extension/no additional windows to rear
5. Rear windows to be obscured or part obscured as shown on plans
6. Details of temporary parking and storage of materials

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

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.

Case Officer: Peter Barnett Date: 11 August 2016

Authorised by: Gary Peck Date: 11 August 2016