Development Control – Delegated Officer Report

Application Number: AWDM/0259/15 Recommendation – APPROVE

Site: 32 Grinstead Lane Lancing West Sussex BN15 9DY

Proposal: Construction of first floor rear extension over existing ground floor extension

Date of site visit: 12.03.2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a detached bungalow located on the west side of Grinstead Lane, which has previously been enlarged by rooms in the roof with front and rear dormers and by a single-storey flat-roofed rear extension (5m deep x 7.4m wide).

An access drive on the south side of the dwelling leads to a sub-station and a chalet house occupying a 'backland' plot (No.32A). To the south of the access is a detached bungalow (No.34). To the north of the application property, No.30 comprises one-half of a pair of semi-detached chalet bungalows with front and rear dormers.

Permission is sought to remove the rear dormer and enlarge the first-floor accommodation across the entire width of the bungalow (9.5m) to a depth of 5.1m with a part pitched part flat-roof to the height of the existing ridge (5.5m). The proposed extension would extend over the existing ground-floor flat-roof element and the area to the north creating a 2m wide 'covered area'. The drawings show 2 roof lights in the rear roof slope, plus a further 2 roof lights in the north side slope and 1 no. in the south side.

Relevant Planning History

The original plot was sub-divided and a new chalet dwelling (No.32A) erected in the rear garden c.2008.

Planning permission was granted in 2008 for a similar roof extension with roof lights (ADC/0440/08) – not implemented. This followed an earlier withdrawn application for a roof extension with a south side dormer (ADC/0301/08).

Consultations:

Lancing Parish Council has raised no objection to this application.

Representations: None received.

Relevant Planning Policies

Adopted 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 (CLG 2012).

Planning Assessment

Principle

Saved policy AH7 allows for domestic householder extensions subject to the development being of a satisfactory appearance in keeping with the character of the surrounding area, and there being no adverse impact on the residential amenities of neighbouring occupiers.

Visual amenity

The bungalows on this side of the road are similar in style with hipped roofs a predominant feature, but they are not identical in design. The proposed roof extension will be visible in views through the gaps between the frontage dwellings from Grinstead Lane (as is the side of existing rear box dormer). The hipped sides of the extension will appear more sympathetic to the original character of the bungalow whilst the main 'bulk' of the flat-roofed element will not be visually apparent from the front (providing the upper edges of the roof slopes around the flat roof are finished using ridge tiles and not unsightly lead flashing).

Residential amenity

There are several windows in the flank wall of the adjoining bungalow to the south, No.34. However, there is a separation distance of 8m between the respective dwellings afforded by the intervening access drive. Bearing in mind its orientation to the north, the additional 'bulk' of the proposed roof extension would have no adverse impact on this property in terms of loss of outlook or loss of daylight/over-shadowing. The drawings indicate the lowest edge of the roof light on the south side would be 1.7m above the floor of the new room created and this can be secured as a condition of planning permission to prevent overlooking of the windows/conservatory in No.34.

There is a much narrower gap separating the application property from No.30 to the north. The latter has been enlarged by a very modest conservatory on the north side of the rear elevation. A modest-sized dormer on the rear roof slope appears to be an original feature. The 'bulk' of the proposed roof extension will have some 'enclosing' effect on the outlook from the nearest windows in the rear west-facing elevation of No.30 and increase the extent of overshadowing. However, given the pitched form of the side slopes, it is considered the additional bulk of the roof extension would not appear unduly oppressive or result in such a serious loss of daylight/sunlight as to be considered unneighbourly. As above, the drawings indicate the lowest edge of the roof lights on the north side would be 1.7m above the floor of the

respective rooms and this can be secured as a condition of planning permission to prevent overlooking of the rear of No.30.

There is a distance of just over 20m between the western extremity of the proposed roof extension and the east side elevation of No.32A which has windows at ground-floor first-floor. These appear to be secondary in design with the main outlook from the dwelling facing north.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved Plans
3. Matching Materials (with edges of sloping roof finished with ridge tiles)
4. Roof lights in north and south sides to be fixed shut except any part 1.7m above floor of room.
5. No additional windows/opening in north and south sides

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Jo Morin Date: 13.04.2015

Authorised by: Gary Peck Date: 14 April 2015