Expiry Date - 15/01/2015

Development Control – Delegated Officer Report

Application Number: AWDM/1639/14 Recommendation – APPROVE

Site: 13 Griffiths Avenue Lancing West Sussex BN15 0HW

Proposal: Two-storey rear extension to replace existing extension. Rooms in roof with two front dormers

Date of site visit: 25/9/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow on the west side of the road. The surrounding area is mainly residential and comprises dwellings of similar types.

The proposal is for two front dormers, a ground floor rear extension 4 metres deep from the rear elevation and the width of the rear element of the dwelling and a first floor hipped roofed extension above. The existing conservatory would be removed. There would be rear west facing French doors and a single casement, a south facing door, three ground floor south facing and one roof level window and three roof velux, one facing south, one north and one west.

This application follows a previously refused application and differs in that the roof of the rear element would be fully as opposed to partially hipped.

Relevant site history

AWDM/1306/14 - Two storey rear extension with pitch roof, front dormer and part-hipped side gable. Refused.

Consultations

Lancing Parish Council.

'Committee had previously objected to this application but was pleased to see that there had been some reductions in the size of the extension.'

Representations

One objection from the occupiers of the property to the immediate north at 15 Griffiths Avenue citing: loss of light, privacy and outlook.

Expiry Date - 15/01/2015

Relevant Planning Policies

Adur District Local Plan saved policies: AG1, AH7
SPG Extensions and Alterations to Dwellings
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The scale of the extension would be substantial given the modest scale of the existing dwelling. However, given the bulk of the addition will be largely to the rear and partially visible from the road and the use of matching exterior materials and roof angles it would not be so obtrusive as to be an unacceptable form of addition. Many dwellings in the locality and in the wider Lancing area have undergone similar forms of expansion and therefore there is a context and a precedent for this form of extension.

The street scene would be affected in that the extensions will be noticeable but again the form and scale of the additions will be large but not so bulky as to constitute an unduly obtrusive form of development.

Residential amenity - neighbours

The neighbours principally impacted upon by this development are those to either side at 15 (n) and 11 (s).

No. 15 has a rear conservatory roughly the same depth as the proposed rear extension. Whilst the extension would be 4m deep and therefore 500mm deeper than that recommended within the SPG, the added depth is minimal and given the fully hipped form of the proposed rear extension, there would be adequate light available at most times of the day and year for the purposes t]of the neighbouring occupier's amenity. The hipped form of the new roof would also minimise any impression of undue dominance or bulk. To safeguard the privacy of neighbouring occupiers on this side, a condition is recommended to ensure the lowest edges of the rooflights will be at least 1.7m above the finished floor level of the rooms they will serve. The front dormers would not be so prominent and large as to lead to any loss of neighbour amenity.

Where no 11's amenities are concerned, this dwelling is separated from the application site dwelling by several metres and has a garage wall at the common boundary but no opposing windows that would lose any significant amount of privacy.

Overall the proposal would not therefore cause significant harm to neighbour amenity.

With regard to the representation, the issues raised are addressed in the foregoing assessment.

Recommendation

APPROVE

Subject to Conditions:-

1. Time limit
2. Approved plans: location plan and existing drawing no. 2014.117.01 A received 20/11/14 and proposed drawing no. 2014.117.02 C received 19/12/14.
3. Exterior materials/finishes to match.
4. No north side windows or other openings
5. Roof lights

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: L Simmons Date: 6/1/15

Authorised by: J Morin Date: 08.01.2015

Expiry Date - 15/01/2015