Development Control – Delegated Officer Report

Application Number: AWDM/0982/16 Recommendation – APPROVE

Site: 48 Old Shoreham Road Lancing West Sussex BN15 0QZ

Proposal: Rooms in roof with east side gable, rear dormer to south elevation and two front dormers to north elevation

Date of site visit: 06.09.2016

Neighbours checked: Y

Additional neighbour notifications: Y – Amended Plans 14 days

Site and Surroundings

The application relates to a semi-detached bungalow located on a slip-road off the westbound carriageway of the Old Shoreham Road (A27). It has previously been enlarged by a single-storey rear extension. There is a drive to the east side and a detached pre-fabricated garage set back into the rear garden.

The adjoining properties are of a similar style. The attached bungalow (No.46) has been enlarged by single-storey rear extension and rooms in the roof with front and rear dormers and a part-hipped side gable. The bungalow to the east, No.50, has been enlarged by rooms in the roof with a full side gable and large rear dormer.

The site is located within Flood Zone 3 and backs onto drainage ditches to the south.

Proposal

Permission is sought for rooms in the roof with front and rear dormers and a full gable on the east side. Following discussions the application has been amended to propose 2 flat-roofed front dormers (each 1.9m wide), positioned below the roof ridge and set-in 1.2m from the eaves. The proposed rear dormer would be 6.45m wide, positioned below the roof ridge and set-in 0.6m from the western boundary with No.46 and 0.8m from the eastern edge of the proposed gable. Three windows are proposed in the east side gable, comprising an obscured stained glass window serving the stairwell and 2 obscure-glazed windows serving the landing and WC.

The proposed dormers and side gable would be clad in vertical tiles.

The application is accompanied by a FRA based on the Environment Agency's Standing Advice for householder extensions.

Consultations:

Southern Water: No objection. It is possible a sewer now deemed to be public may be crossing the site. Should any sewer be found during construction works an investigation of the sewer will be required to ascertain its condition the number of properties served and potential means of access before any further work commences on the site. The applicant is advised to discuss the matter further with Southern Water.

Lancing Parish Council: No objection.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the enlargement of this dwelling which is located within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed front dormers are relatively modest in size and, as amended, satisfactorily spaced on the front roof slope so as not to detract from the scale and proportions of the bungalow. Although the design of the full side gable and 2 front dormers will not match the roof additions on the attached bungalow, there is already a lack of symmetry and the resulting unbalanced appearance will not have a harmful effect on visual amenity.

The rear dormer is relative large and the side cheek will be visible in angled views through the gap between the existing buildings. However, it will be set-in a reasonable distance from the edge of the gabled roof to avoid appearing unduly dominant.

Residential Amenity

The additional 'bulk' of the proposed roof enlargements will have no adverse impact on the amenities of the neighbouring properties in terms of loss of daylight/sunlight or overbearing effect.

It is noted that there is a first-floor window in the side gable of No.50 to the east, which appears to be clear-glazed. However, on the basis that the windows in the proposed side gable are shown as obscure-glazed, it is considered no adverse overlooking will arise. A requirement for obscure-glazing should be secured as a condition of planning permission.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Matching Materials
4. Windows in side gable to be obscure-glazed and fixed shut except fanlight

Informative

1. Pro-active amendment
2. Southern Water

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

Case Officer: Jo Morin Date: 21.10.2016

Authorised by: Gary Peck Date: 21 October 2016