Expiry Date - 24/09/2015

Development Control – Delegated Officer Report

Application Number: AWDM/1140/15 Recommendation – Approve

Site: 14 Alexandra Road Lancing West Sussex BN15 8EJ

Proposal: Single storey side and rear extension and rear dormer

Site and surrounds

The site is in a residential suburb of Lancing at the stub end of a post war estate of mixed detached and semi detached, mainly chalet bungalows and houses set on a varied building line with deep gardens but a mix of plot widths. They typically have pitched roofs and dormers buts some are hipped and are brick faced or rendered.

The property which is the subject of this application dates from this period and is a semi detached chalet bungalow with slim front dormer and tiled pitched roof with side gable and faced in render and brickwork. The west facing gable contains windows.

The property has a modest front garden and narrow side passage on its west side to a small rear garage. The front drive accommodates one vehicle. Access to the dwelling is from the side. A shallow rear conservatory has recently been demolished as part of evident works to implement the current application with scaffolding at the side and rear and a box dormer across the width of the rea roof almost complete.

The paired semi to the east has added a pitched roof, rear single storey extension almost to the common boundary which is marked by a 1.8 ms tall timber fence. The flank of the extension is blank but a bay is sited at the back of the extension. It has no dormer here or rooflights

The neighbour to the west is a detached chalet bungalow set off the common boundary and slightly shallower than the No 14. It has added a rear conservatory with facing blank flank off the common boundary which is marked here by a 1.5 ms tall fence with trellis atop. The only windows in its facing flank elevation are close to the front and it is reported serve non habitable rooms. The facing flank of the pitched roof is also windowless.

The adjacent rear properties are remote and screened.

Proposal

This comprises a single storey wrap around extension on the rear (south) and side (west) and rear box dormer.

The rear extension is 3ms deep and stretches across most of the width of the property and beyond to the width of the side extension (1.4 ms) to a total of 8 ms. It sits 300mms off the paired neighbour. It is 2.2 ms tall to the eaves and has a monopitched roof 3.6 ms tall which merges into the box dormer above.

The side extension wraps around the side but falls short of the front by some 2ms. It has a similar roof to the rear extension. It has two side windows, one of which has a raised cill.

There are two rooflights in the rear extension and two in the side extension.

The extensions facilitate a rearrangement of the layout to provide a new kitchen area, cloak room and entrance hall, with a new main access from the front of the side extension.

The existing conservatory and detached garage are to be demolished.

The rear dormer is 6.8 ms wide (off the boundary with the paired neighbour) and 1.97 ms deep and 1.8 ms tall and its flanks are blank. It provides an extended bedroom and a new bathroom and features two rear windows.

The ground floor extensions are faced in brick and tile to match the existing and dormer faced in hanging tile.

Relevant planning history:

Application Number	Development Description	Decision	Decision Date	Appeal Decision	Appeal Decision Date
AWDM/0359/15	Application for Certificate of Lawfulness for proposed rear dormer	APPLICATION PERMITTED WITH NO CONDITIONS	07-05-2015		

Site Visit

19.8.15

Representations and relevant consultation responses:

None received

Planning Assessment

The principal issues raised by this proposal are:-

- Principle of development
- Impact on the amenity of future occupiers and neighbours

- Impact on the integrity of the design of the property and character of the townscape.
- Access and parking

As such the relevant planning framework is:

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);

Principle of development

The loss of garden is minimal compared to the overall remaining space and the quality of the space lost is not significant in overall environmental terms. The site is reasonably sustainably located in the urban area and upgrades and expands the living accommodation.

Impact on the amenity of neighbours

The rear extension projects only modestly beyond the pre-existing conservatory adjacent to No 16 and this neighbour itself has a rear extension and their opposing flanks are largely blank. Given the boundary screening the impact is minimal.

The side and rear extension in relation to No 12 is more invasive, close to the boundary and relatively deep. However, No 12 is set off the boundary and its rear extension has a blank flank and given the boundary screening and fenestration arrangements of No 12 and raised cill in the flank of the extension closest to the side windows of No 12, again, the impact is not unacceptable . This is underlined by the absence of any objection by this neighbour.

The rear dormer is very similar to that allowed as lawful under a recent determination, express planning permission only needed because with rear extension , the eaves are obliterated.

Its impact is modest given the lack of any dormers nearby, though overlooking would be introduced but not unacceptably and this is tempered still more by the PD fall back rights.

The proposal is unlikely to give rise to unacceptable amenity impacts.

Impact on the integrity of the design of the property and character of the townscape

Only the side extension will be visible from the street. However, it is modest in scale, set back and harmonises acceptably.

The wrap around extensions are a discordant form but they are not visible from the public realm and modest in scale.

The dormer is large and junction with the rear extension somewhat inelegant but not so discordant as to be unacceptable given the fall back PD rights.

Access and parking

The loss of the garage would not materially affect car parking as it is too small to take a modern vehicular and the passage too tight.

The remaining drive can still accommodate a car.

Recommendation:

Grant Permission subject to conditions on time; build to approved drawing; external materials; to match existing external finishes and no new windows in flanks of extensions and dormer and no lowering of cill of flank window .

Delegated

Case Officer P Devonport sign Date: 13.10.15

Authorising Officer sign: Gary Peck Date: 14 October 2015