RESPONSE TO THIRD PARTY COMMENTS

Seadown House, 64 Mill Road, North Lancing

AWDM/0326/14

New entrance porch and garage to front (west). Conversion of existing garage to study/bedroom with new bay window to front (west). Extension of catslide roof on south side to provide a glazed extension at ground floor with decked terrace. Removal of existing dormers on south roofslope and replacement with single dormer and balcony. Replacement of conservatory on east side with store room. Addition of weatherboarding to first floor, replacement roof tiles and new render.

1 INTRODUCTION

1.01 This statement, prepared on behalf of the applicant, considers comments on planning matters made by two third parties on this planning application. The consultation period expired on 9 April 2014. The only two representations appearing on the council's website (at the time of writing) were made on 23 March 2014 and 11 April 2014, understood to be from the occupiers of 62 and 64 Ring Road North, on the opposite side of Ring Road North to the application property.

2 PLANNING ISSUES

2.01 The third parties raised a number of planning points:

- Overlooking from balcony
- Balcony overbearing
- Scale of dormer and balcony
- Materials
- Size of garage and porch
- Over-development
- Design and character

Overlooking

2.02 At present, the south-facing dormer windows afford views at an angle of two ground floor windows in the western side elevation of the neighbouring property to the east (57 Ring Road North). Under the proposals, there would be an obscure-glazed panel at the eastern end of the proposed balcony. This would reduce overlooking from within the bedrooms and limit overlooking from the balcony. The rear garden of 57 Ring Road North is screened by planting. This neighbour was consulted about the proposals, on behalf of the applicant, and did not raise any objections.

2.03 The property to the south, 58 Mill Road, is a bungalow located close to its northern boundary. There is currently no view and under the proposals there would be no view into windows of this property. The private areas around 58 Mill Road are to its south and east. These are screened from the application property by the bungalow itself and by well established planting within its garden. There would be no overlooking of this property and the proposal would accord with local plan policy AH7 (a).

2.04 Many properties in the vicinity have balconies on their south sides and, because the land falls to the south, these look over properties below. This is a characteristic of the area.

Balcony overbearing

2.05 The balcony would be a relatively minor element of the altered building. It would not project far from the proposed dormer. The balustrade would be glass which would minimise its appearance. The balcony would not be overbearing and so would comply with local plan policy AH7 (a).

Scale of dormer and balcony

2.06 The east and west profiles of the dormer would be reduced under the proposal. There are already two substantial dormers and the proposal would involve joining those and extending the dormer slightly to the east and west. The property is a two-storey house and the proposed dormer would be at first floor level. The balcony would project only about 1.5m from the dormer and would not project beyond the eaves or the ends of the dormer. Many properties in the area, including in Mill Road, Ring Road North and Mount Way, have similar size or larger balconies. The proposed dormer and balcony would be of an appropriate scale and in proportion with the host building.

2.07 The properties in the area are built on a hill side. The houses on the north side of Ring Road North are higher than the application property. The houses in Mount Way to the west are higher than the application property. In any views of the application property, it is seen against and together with other dwellings. It is not a prominent property.

Materials

2.08 Properties in the area exhibit a mix of size, design and materials. The proposed external materials, coloured render, weather boarding, concrete roof tiles and grey coloured window frames, are all found in the vicinity. There are houses of contemporary design, with similar materials to those proposed in this application, at 40 Mill Road (AWDM/0134/12 approved 3 September 2012) and 42 Ring Road North (ADC/0115/11 approved 27 May 2011). There are properties with white rendered walls to the south in Mill Road, including 58 Mill Road. 66 Mill Road, to the north, has white painted brick walls. There are examples of weatherboarding in Mill Road, including on 66 Mill Road, and in Ring Road. The materials of the extension would match those of the refurbished house and the area in general, and so would comply with local plan policy AH7 (b).

Garage and porch

2.09 There is no clear building line in this part of Mill Road on either side of the road. 66 Mill Road projects farther to the west than the proposed garage would.

2.10 The proposed garage would be single storey with a low-pitched roof, thus keeping its ridge height down. The garage and porch would be screened by the boundary hedge. A separate statement by Comber Rowe Consultants about this hedge is being submitted. As noted in that statement, the hedge, which has been pruned recently for its long-term health, should re-grow. The hedge could be supplemented, if considered necessary, although the statement concludes it should not be needed. This could best be dealt with by means of a landscaping condition. The garage and porch would be screened in views from Mill Road to the south by the boundary planting of 56 and 58 Mill Road, as well as that on the application site.

2.11 The proposed garage and porch would assimilate successfully into the street scene and would have no effect on neighbours. Accordingly, it would comply with guidance at paragraph 3.16 of Development Control Standard No. 3.

Over-development

2.12 The footprint of the building would be increased only by the erection of the single-storey garage and porch. The plot is large and can easily take the additional building. Studying the Ordnance Survey map shows that the site coverage would remain consistent with the pattern of development. The proposed dormer would add little to the volume of the building and would be insignificant in terms of the capacity of the plot. Consistent with local plan policy AH7 (c), the proportion of the garden taken by the proposal would not be excessive having regard to the character of the area.

Design and character

2.13 The overall scale, proportions and form of the building would not change under this proposal. The proposed garage, porch and altered dormer would be sympathetic to the design of the building. The appearance of the house would change through the external materials and colours. As has been demonstrated above, those materials would be consistent with the character of area. The refurbishment would represent a significant improvement in the appearance of the building, as a whole, including replacing uninspiring pebble dash with cleaner brighter finishes. It would be appropriate in this built-up area and meet the requirements of local plan policy AH7 (b).

Non-planning points

2.14 The third parties also raised the previous removal of trees and shrubs. Some trees and shrubs were removed last year because the garden was overgrown with trees growing through each other and there was a danger of some growing through the lounge and a bedroom window. Prior to removal of any trees, the applicant checked with the tree officer that none of the trees concerned was protected. The applicant also had the tree surgeon double-check with the council. There is one tree subject of a TPO in the north-west corner of the site and this was protected during the works.

2.15 The only trees or shrubs considered worth retaining were the protected tree in the north-west corner and the hedges, particularly the beech hedge on the west boundary. Some beech saplings were planted in this hedge where an old tree growing through it was removed. The hedges on the north and south boundaries were also retained and are being maintained, with some additional planting where necessary, to preserve effective screening. The refurbishment

of the property provides an opportunity to re-plan the garden and landscape it appropriately.

3 CONCLUSION

3.01 The proposed works would enhance the application property and be appropriate to the building and its setting. The proposal would be in accordance with development plan policy and there are no material considerations which would indicate any other conclusion.

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