Development Control – Delegated Officer Report

Application Number: AWDM/0824/17 Recommendation – APPROVE

Site: 3 Alma Street, Lancing, BN15 8AX

Proposal: Increase height of roof ridge and replacement front and rear dormers. Single storey rear extension to south elevation. Front entrance porch.

Date of site visit: 29.06.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a vacant small two storey dwelling (advised by builder and neighbours it has been vacant for 10 or more years). Dwelling attached to a former laundry building, which has been vacated and is now boarded up pending redevelopment.

The dwelling appears to be an old workers cottage, and the amount of internal accommodation is limited and of small proportions. At time of visit it was noted that the inside looked as if there had been serious water penetration throughout the dwelling. An onsite builder was knocking out bits and pieces from inside the dwelling including the rear extension, which was clear from the remaining bricks that it had been crumbling.

There are terrace dwellings to the rear behind a rear access, and opposite, there is a mix of residential and commercial.

Proposal

Permission is sought for a replacement rear extension; the new extension will measure approx. 4.4m wide and have an overall depth of 4.8m and will replace the existing extension that measures 3.2m deep

Replace the rear dormer with 2no. dormers each measuring approx. 1.3m wide with a ridge depth of approx. 2m

Raise the roof height by approx. 500mm with existing front dormer re-instated

Consultations:

Environmental Health: Potentially Contaminated Land – Full condition

Representations:

Lancing Parish Council: No objections

Letters of objection from: Ivy Cottage; Norris Cottage; and Colepen, East Street, Lancing.

- Intrusion into our privacy as it is opposite and people will be able to see into our garden and our house
- Unacceptable to allow this loss of privacy
- Proposal for an extension
- The enlarged rear dormer which would directly overlook our garden and directly into our home
- Large tree in their garden offers a natural barrier and prevents the occupants overlooking. The tree has seasonal migrating birds that return annually
- The tree is being cut down, the removal of the tree would damage the natural aesthetic of the area
- Unlikely that residents of properties in East Street will object as they are rented properties and not permanent residents
- Right to privacy would be lost by proposal
- Note via automatic tracking on the planning website that the plans have been amended. Original objection still stands

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan 2016: Policy 15
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 proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The existing extension is indicated on the plans to be 3.2m out from the back of the dwelling and it has clearly been in place for many years, and judging from the ground markings and old bricks on the ground, the type of materials used for the old extension, it is likely that it was in existence in 1948. The proposed extension would extend this extension out further by 1.6m, making a total length from the back of the house of 4.8m and will cover the full width of the property.

The existing rear garden is short and the resultant garden will be only some 3m, but it is not unusual for these types of small houses to have little or no gardens.

Because of the length of time the house had been vacant, the garden had become overgrown with ivy on the walls which was causing damage to the

brick and then allowing rain into the damage. Other forms of growth had occurred included a tree, which, had been felled. Observations of the trunk remains clearly identified that the tree was lying at a severe angle, and thereby needed to be removed. The tree had already caused some damage to the rear garden. Because of all the green within the garden and the canopy of the tree, it would not have been obvious to the rear neighbours, that the tree was growing at such an angle or that its root system was causing damage to the dwelling. Considering its position, the tree was likely to have been self-seeded and was not covered by a TPO, nor is the site within a Conservation Area. The felling of the tree therefore did not require any Consent from the LPA.

The application has been amended subsequent to its submission, and the very large, wide rear dormer has been omitted, and in its stead there are 2no. small dormers to the rear. These dormers will serve the proposed new bedroom within the roofspace. The front dormer will be replaced with a dormer of the same style and size as the existing dormer

The alterations to the dwelling are considered to be sensitive and in keeping with the existing workers cottage.

Residential Amenity

The nearest residential properties are to the rear, and their gardens are contiguous with the application site. The neighbours have already written in with their concerns, which were largely centred on the loss of the tree and the very large rear dormer that was originally proposed. Subsequent to these objections, the application has been amended to change the large dormer, into 2no. small dormers in the rear roof, and a replacement to the small window in the rear elevation to one which matches the existing window.

It is considered that due to their size and position, these new windows will not result in unacceptable overlooking onto the rear properties bearing in mind the existing dormer on the rear and a separation distance of some 17m between the proposed rear dormers and the nearest part of the dwellings to the rear in East Street, increasing to some 20m to the dormers added on the rear roof slopes of those properties, which is not considered to be unacceptably close in this context.

There are also properties opposite the application site in Alma Street, but there is no real change to the front elevation to adversely affect the properties.

Recommendation

APPROVE subject to conditions

1. Approved plans
2. Standard time limit
3. Materials to match existing together with items identified on the approved plans
4. No windows in side cheeks of the dormers hereby permitted.

Informative

1. Approved following amendment
2. Potential contamination

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

Case Officer: Eve Hearsey Date: 05.09.2017
Authorised by: Jo Morin Date: 07.09.2017