Development Management - Delegated Officer Report

Application Number: AWDM/1868/20 Recommendation – APPROVE

Site: 19 Burnside Crescent, Sompting, Lancing

Proposal: Proposed roof extension, including raised ridge height and hip to gable enlargement to rear (north-east) 4 no. rooflights to side (south-west) and single storey extension to rear (north east)

Date of site visit: 11th January 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow within a street of bungalows and chalet bungalows of various design and scale some detached and some semi detached many of which have been extended and altered with dormers and rear extension. The bungalow is of simple gabled roof design with a rear smaller gable projection and a garage set back to the side and a rear conservatory (which had been removed at the time of the site visit.) The bungalow is positioned on the bend in the road and projects forward of the neighbouring bungalow to the east and the bungalow beyond to the west is set forward of the site. Both neighbouring bungalows differ in design to the application site.

Consent is sought to remove the rear projection and extend with a full gable to the rear including increasing the ridge of the bungalow throughout by 1.15 metres. In addition a 5 metre single storey extension is proposed. This extends 2.9 metres beyond the existing rear projection on the east side. It is also proposed that the front entrance to the bungalow is to be moved to the east side. Roof lights are proposed on the eastern roof slope and on the ground floor a window is removed and another replaced with the entrance and the kitchen window is to be moved slightly further toward the rear. On the west side a bedroom window is proposed.

Sompting Parish Council: - The Council has no objection to the proposal

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The raised ridge and rear gable addition will be visible development within the street scene changing the appearance of the existing bungalow. Due to the position on the bend in the street the eastern side of the building will be visible. It is however considered, on balance that this change can be supported. There is variation within the street scene with the bungalow to the west having a wide frontage with a large expanse of roof facing the street. It is not considered that this change in building form will be visually detrimental. While higher, the raised roof runs from front to rear and the increased bulk will not have a significant visual impact, particularly when viewed from the west. Materials used will match existing and the gable design of the building will remain. The principle of the relocation of the main entrance to the side is also not a feature which would be out of keeping. There is no uniform building design within proximity of the site which would result in impact upon character and street scene.

The single storey extension is in keeping in scale and design with the existing building, the extension will appear subservient.

Residential amenity

The main properties to be affected are those directly either side of the site. No. 21 to the east is an L shape detached bungalow. There are windows on the side elevation which face onto the application site. These are both clear and obscurely glazed. These windows as existing face onto the boundary fence, there is limited outlook in this case, however the proposed gable extension will give rise to some loss of light here. On balance it is not considered that this would be such to warrant a refusal in this case. The changes to the side windows and addition of main entrance do not result in any significant changes that increase overlooking in this case. Windows are removed/replaced with the front door or are serving the same room as existing. It should also be noted that there is a driveway gap between the properties. The rear extension is mainly screened by an existing garage at the application site from the rear of the neighbouring property.

The roof lights are on this side also toward no. 21. These will face toward the blank roof slope of the neighbouring property and therefore no overlooking will occur as a result.

To the west is no. 17 a semi detached bungalow. This bungalow is set forward of the application site and there are again windows on this side elevation facing onto the

application site. The windows are mainly affected in terms of outlook and light by the existing bungalow, the increased ridge and rear gable will not significantly increase this impact. The rear extension will project beyond the rear of the neighbouring bungalow. There is a shed on the boundary which offers some screening and spacing between the properties. In this case, on balance, the impact is not such to warrant a refusal here. There is a side window proposed here serving a bedroom. As it faces onto the side elevation of the neighbouring property where windows already exist a condition is attached to ensure this is obscurely glazed this is limited to up to 1.7 metres above finished floor level. Although not ideal for a bedroom this is necessary in this case and has been agreed by the agent. It will however be openable for the purposes of escape.

In terms of residential amenity, the development is not considered on balance to have a significantly harmful impact to neighbouring occupiers in terms of loss of light, privacy and overbearing impact. Therefore, subject to safeguarding conditions, it can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional openings on the east or west elevation or roof slope of the extension.
5. Window on the west side shall be obscurely glazed.

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

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.

Case Officer: Hannah Barker Date: 13th January 2021

Authorised by: Peter Barnett Date: 13 January 2021