Development Control – Delegated Officer Report

Application Number: AWDM/1658/17 Recommendation – APPROVE

Site: 193 Brighton Road, Lancing

Proposal: Side dormer to roof on each of east and west elevations and extensions to rear (north) elevation to facilitate internal reconfiguration of two existing flats (Nos.193 and 193A). (Amendment to AWDM/1811/16).

Date of site visit: 24.11

Neighbours checked: Y

Proposal, Site and Surroundings

The site relates to a detached chalet style bungalow located on the northern side of Brighton Road close to the junction with Kings Road. The property is situated in a row of three detached buildings which are on elevated land above the road. The proposed property is flanked by a detached bungalow to the east and a larger two storey building comprising two flats to the west which has been extended in the roof space with dormer extensions on both east and west roofslopes.

Temporary planning permissions were granted in 1992 and 1994 for the continued use of the building as two flats. Whilst only temporary planning permission was granted, it would appear from the Council's Land Charge records that the property has continued to have two separate address points ever since.

The flats have separate entrances with the two bedroom ground floor flat accessed from the main door on the frontage and the one bedroom flat gaining access from the single door on the rear elevation. The one bedroom flat currently has accommodation split over the ground and first floors of the building, with the living room and bedroom on the first floor and the kitchen and bathroom on the ground floor.

Earlier this year planning permission was granted for one dormer extension to the east rooflsope and one dormer extension to the west slope and a two storey infill extension on the rear confined to the western half of this elevation.

Planning permission is again sought for a dormer on each side roofslope but the rear extension proposed is now almost full width. It is to the same depth as before to line up with the rear wall of the porched rear entrance with a matching pitched roof and ridge height but slightly higher eaves line

Relevant Planning History:

AWDM/1811/16 - Side dormer to roof on each of east and west elevations and extension to rear (north) elevation to facilitate internal reconfiguration of two existing flats (Nos.193 and 193A). Granted 13.2.17

L/96/94 – Temporary planning permission was granted in 1994 for continued use of building as 2 flats

L/71/92 – Temporary planning permission was granted in 1992 for continued use of building as 2 flats

Consultations

The **Council's Environmental Health Officer** has commented that:

'At present the layout of the ground floor flats has two bedrooms that can only be accessed through the lounge/kitchen and so they are inner rooms for the purposes of escape in the case of fire. This risk can be mitigated by ensuring that the windows to these bedrooms conform to fire escape window requirements.

I note that the new layout places the lounge/kitchen of the properties above/below the bedroom of another. I have concerns about noise transmission between these dissimilar rooms which is likely to lead to loss of amenity and noise complaints. I would recommend that thought is given to rearranging the layout to avoid dissimilar rooms being placed above/below each other.

If changing the layout is not possible I would advise that sound insulation testing should be carried out between all dissimilar rooms to confirm compliance with Approved Document E specifications before occupation.

As this site is in very close proximity to existing residential dwellings I have concerns about the resulting noise associated with the construction works. I would recommend the following condition.

All works of demolition and construction, including the use of plant and machinery and any deliveries or collections necessary for implementation of this consent shall be limited to the following times.
Monday Friday
08:00 18:00 Hours
Saturday 09:00 13:00 Hours
Sundays and Bank Holidays no work permitted.'

Representations

The owner/occupier of 191A Brighton Road states that '*the western dormer will overlook her first floor kitchen and bathroom and second floor bathroom. The eastern dormer is shown to be fixed and obscurely glazed. Even if obscurely glazed and fixed shut the western dormer would be uncomfortably close to 191a.'*

Lancing Parish Council: No objection.

Relevant Planning Policies

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)
The Submission Adur Local Plan 2016 Policy 15.

Planning Assessment

Visual amenity

The application property is located in a row of three evenly spaced properties. To the east the application property is flanked by a smaller bungalow property which is occupied as a single residence. To the west the application property is flanked by a larger two storey building comprising two flats which has been recently clad with grey weatherboarding and extended with four dormers in the roof space (AWDM/0970/14, AWDM/0324/15 & AWDM/0071/15 relates).

The proposed flat roofed dormer extensions to the eastern and western roof are as approved earlier this year. They are relatively small in scale and would incorporate tile hung exterior walls to match the tiling on the pitched roof of the main dwelling. They would not appear out of keeping within the street scene context given the dormer extensions on the neighbouring property to the west.

The proposed two storey rear extension would be less visible from the road. Whilst the proposed rear extension would extend level with the height of the existing dwelling at 6.1 metres, its restricted depth and position at the rear would limit its visual impact from the street scene.

The proposal would also likely result in some significant renovation and improvement to the overall external appearance of the property which is in poor condition.

Residential amenity

For the occupiers of the application property

It would appear that the application property has been established as two flats from the early nineties. The proposed dormer extensions and rear extension would rearrange the flats and provide one on each floor. The first floor flat would be 2 bed and the ground floor 3 bed.

The proposed internal stacking of the flats is not ideal with bedrooms over living rooms etc. but this is the current situation and also as approved.

Given the established nature of the existing residential units and the earlier permission it would not be reasonable to attach a condition requiring the soundproofing to the flats as suggested by the Council's Environmental

Health Officer, this will however be included as an informative for the Applicant's attention, as previously. Building Regs are not able to fully enforce Part E of the Building Regulations as two flats have been on site for almost 30 years.

For neighbouring residential occupiers

The proposed two storey rear extension would have limited impact on the neighbouring bungalow to the east. This property has a landing window in its west side wall at first floor level, a hall window and a secondary window in the ground floor flank. The proposed eastern dormer window would serve a bathroom and would be obscure glazed and fixed shut 1.7 metres above first floor level. A north facing (rear) window is also now proposed in the same dormer to allow ventilation and outlook.

In terms of impacts on 191 and 191a the rear extension is as approved. The first floor flat at 191 has a kitchen window facing the new west side dormer. This would be overlooked if the new dormer window was not fixed shut below 1.7 metres and obscurely glazed. A suitable condition is recommended. The plans also show a rear facing window in the northern cheek of the proposed westerly dormer. This will allow this bedroom an outlook as well as additional ventilation and light.

The rear extension is in excess of 25 metres from the northerly neighbouring garden.

Recommendation

Approve

Subject to Conditions:-

1. Approved Plans
2. Standard time limit 3 years
3. Matching materials
4. Obscure glazed and fixed shut - eastern dormer and obscure and fixed shut to 1.7 metres western dormer.
5. No additional side windows without permission (eastern and western elevations)
6. Hours of construction

Informative

1. 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.

2. Please note that the residential units are located on a busy road where occupants of the flats may be affected by traffic noise, it is recommended that

the sound insulation quality of the flats is upgraded in accordance with good acoustic design and to comply with the internal noise level guidelines set out in BS8233:2014.

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

Case Officer:	MOK	Date: 6.12.17
Authorised by:	PB	Date: 6/12/17