expires - 11.09.08

Development Control – Delegated Officer Report

Application Number: ADC/0360/08 Recommendation - Refuse

Site: 33 The Crescent Lancing West Sussex BN15 8PJ

Proposal: Loft conversion (with side gable and 2 rear dormers)

The Application

The application property is the northern half of a pair of semi-detached bungalows located on the west side of The Crescent. The Proposals involve the extension of the hip roof into a full gable extension with two rear dormers, the northern of the two would be 3.3m in width by 2.1m in height, with the southern dormer being slightly wider at 3.5m. Both would project by 3.5m.

The crescent is made up of many similar sized semi-detached bungalows, all of which have hip roofs.

Consultations and Representations

Lancing Parish Council: No comments received.

Third Parties: There have been three letters of objection to the proposals from the occupiers of No's 31 and 35 The Crescent and No.21 Finches Close. The main reasons for objection are:-

- Rear dormer window being too close to the boundary.
- Loss of privacy
- Loss of character
- Precedent

[NB: concerns regarding the party wall are not material considerations under planning but are controlled by other legislation].

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Visual amenity
The above mention Development Control Standard states that roof extensions should respect the scale, character and appearance of existing dwellings and that in some instances the enlargement of a hipped roof into a gable or half-gable end may respect the proportions of a property more than adding dormers. However, the acceptability of the resulting lack of symmetry would depend on the visual quality and character of the area.

It is considered that due to there being no other gables or part-gabled roofs on semi-detached bungalows within The Crescent that the proposals are unacceptable and would result in a loss of character to the area and would set an out of keeping precedent.

There are no other dormers visible on the rear roof slopes of bungalows located on the west of The Crescent and it is felt that two of the size proposed would be out of keeping for the vicinity.

Residential amenity
The distance between the proposed rear dormers and the rear of the bungalows in Finches Close to the west would be 22m. This complies with the minimum distance as set out in the above Dev. Control Standard and it is therefore considered that the proposals would not result in a loss of privacy to the surrounding dwellings, particularly to the west.

Being directly due south of No.35 it is felt that the proposed gable end and most northern dormer would result in overshadowing that would be significant when the sun is in a lower trajectory. No. 35 has a kitchen and side entrance which are both glazed and two obscurely glazed windows in the south side of the bungalow and it is felt that the overbearing nature and loss of light of the proposals would be unacceptable.

Recommendation

REFUSE on ground that :-

B5CR

Case Officer:
Date: 08.08.08 13/8/08