Development Management - Delegated Officer Report

Application Number: **AWDM/0630/15** **Recommendation –** Approve

Site: 95 Manor Road, Lancing

Proposal: Dormer extension to rear

Date of site visit: 12 May 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application site relates to a 1960's detached chalet bungalow located on the southern side of Manor Road. The site is within the North Lancing Conservation Area. The site backs onto the gardens of other bungalows that front onto Nursery Close.

There is an existing rear dormer window which is obscure glazed serving a bathroom. Permission is sought to extend the dormer to provide additional bedroom accommodation within the roofspace. As originally proposed, the dormer was designed to span across almost the full width of the house. However following concerns raised over the design and impact on the recipient building and surrounding area, revised plans have been received that reduce the width of the dormer extension, extending to one side (east) of the existing rear dormer window.

Relevant site history
None relevant

Consultations
ADCAG: suggest that opaque glazing is installed to match the existing dormer.

Lancing Parish Council: No Objections

Representations
One letter of representation received from the occupier of a neighbouring dwelling objecting to the application on the grounds of overlooking into their conservatory and rear garden.

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)

Planning Assessment

Visual amenity
Although the dormer extension would be located at the rear of the bungalow, the roof is visible from Nursery Road and Manor Road. As originally proposed the dormer appeared excessively large giving a bulky and top heavy appearance to the building. The applicant has attempted to resolve these concerns by setting the dormer extension on the east side of the existing dormer only, and setting the dormer in from the side of the roof. Given the limited view that would be possible in the streetscene and having regard to the reduction in bulk and proximity and size of other dormer windows in the vicinity, the revised dormer design would not have any significant adverse impact on the character of the recipient building or the surrounding conservation area.

Residential amenity
The comments made in the representation are noted in relation to overlooking. No.97 is to the west of the application site and has a rear conservatory projecting into the rear garden area. An unusual relationship exists with the application site where a small section of the garden of No.97 is immediately to the rear of the application site and with the application site having a relatively small rear garden area at this point. The garden area at No.97 is overlooked by windows at No.4 and the existing dormer window at No.5 could be changed to clear glazing without the need for planning permission and so it is considered that the revised dormer would not have a significant effect on the level of overlooking that already exists to the rear garden of No.97. The revised proposals have deleted the nearest section of the dormer to this neighbour and there would now be a distance of approximately 12 metres between the dormer window and the centre of the rear of the conservatory at an angle of approximately 25 degrees from the proposed rear window and so given this angle, although the window would be visible, the proposed window would not be directly facing the neighbours conservatory and would not allow for direct views back into the neighbours dwelling or the private garden space immediately outside the rear of the house where there would be a reasonable expectation for privacy and so the degree of overlooking would not warrant refusal in light of this angle. More direct views would be possible towards the rear of No.4 as the angle here is less acute but given that this would be over a distance of around 20 metres and with an intervening garage, this relationship is considered acceptable, particularly given the presence of other rear dormers and first floor windows in the vicinity including at No.4. To the east, there would not be a significant impact on No.93 where only an angled view would be possible towards the side wall and rear garden and elsewhere there is more than the allowable 22 metre back to back distance between direct facing windows.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. Permission relates to approved plans:
   Site location plan deposited 2 June 2015

Drawing number 15/15/05 1b deposited 15 June 2015
Drawing number 15/15/05 2 deposited 27 April 2015
Drawing number 15/15/05 3 deposited 27 April 2015
Drawing number 15/15/05 4b deposited 15 June 2015

Informative:

- The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Rebekah Smith Date: 22 June 2015

Authorised by: Peter Barnett Date: 22 June 2015