Development Management - Delegated Officer Report

Application Number: AWDM/1359/22 Recommendation – APPROVE

Site: 8 The Drive, Lancing, BN15 8PT

Proposal: Proposed roof conversion with front dormer, rear dormer and side gable

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

No. 8 is a semi-detached bungalow with a small single storey rear extension approx. 2m in depth, across part of the dwelling.

The neighbouring property no. 10 has a large rear dormer and a hip to gable roof extension. Other neighbouring properties have rear extensions of approx. 3.5m deep.

Front dormers are less common in the street, no.'s 11,13, 21The Drive, have small front dormers.

The garden length of no. 8 is approx. 17m behind the small extension, and the neighbours have various depth gardens which are general shorter than the application site e.g. approx. 7m to no. 4.

Proposal:

This application seeks planning permission to extend and convert the roof with the following:-

- Hip to gable roof extension;
- Flat roof dormer to front roofslope (west) measuring approx. 2.99m wide x 1.4m high x 2.09m deep;
- 3no. rooflights to front roofslope;
- Flat roof dormer to rear roofslope (east) measuring approx. 8.33m wide x 2.44m high x 3.56m deep.

Representations: 3no. letters of objection: 19 Chester Avenue; 6 The Drive; plus an unspecified address

- Another monstrosity with people watching me eat etc.;
- Why buy a bungalow when you really need a house;
- We don't require stairs;

- We don’t want high storey flats either;
- The development is excessive;
- Doubling if not tripling the property footprint of this modest sized bungalow;
- The roof conversion will double the size of the property alone and they plan to do a ground floor extension too;
- Blocks light;
- Very few front dormers in the road and will not match the adjoining property;
- The rear dormer especially will overlook my property;
- Will intrude on my privacy ;
- Will turn the bungalow into a 4/5 bedroom house;
- Loss of another bungalow;
- The extension at the neighbouring property (no. 10) already looks into my lounge and garden;
- If this is permitted at no. 8 it will look into my kitchen and lounge;
- Unlikely to be lived in by the applicant, he will sell on to a family resulting loss of privacy and noise.

Relevant History:

AWDM/1365/22 Householder application for permitted development for prior approval for single storey extension to rear of property measuring 6m from rear wall of the original dwelling, maximum height 2.952m and height of eaves of the extension 2.77m **Approved 30.09.2022**

Consultations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The bungalow has gained planning permission for a larger home rear extension (6 metres), and now is looking to extend the roof by way of a hip to gable together with front and rear dormers.

It is noted that the adjoining semi, no. 10, has already undertaken a hip to gable and rear dormer extension, and it is further noted that the size of the rear dormer at no. 10 and the proposed rear dormer at no. 8, are comparable with each other. However, there are design differences to each of the dormers i.e. no. 10 has 2no. Juliette balconies with the associated full sized glazed doors, whereas no. 8 has 2no. windows only.

No. 10 has also undertaken a hip to gable roof extension, and viewing the street, there are others that have done the same i.e. no.'s 11, 15,18.

There are also small front dormers within the street such as no.'s 11, 13 & 21. Some of these properties have also put in front rooflight, and other properties have the front rooflights but no dormer.

It is clear therefore that the proposed roof works will not be out of character with the street scene in general.

Objectors are concerned with many maters which are not material planning considerations. But with regard to worries about being overlooked; loss of privacy; and loss of light by the rear dormer, it should be noted that the average distance between dwellings in order for them to be acceptable would be 22m, but the distance from no. 8 to no.'s 17 though to no. 23 is over 30m, which in planning terms is greater than the average distance, and thereby will not result in a material loss of existing residential or visual amenities to the properties to the rear.

There will be oblique views to the neighbouring property to the south, no. 6, which is considered not to be unreasonable within neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 07.10.2022

Authorised by: Peter Barnett Date: 7 October 2022