Expires 16/8/07

Development Control – Delegated Officer Report

Application Number: ADC/0372/07 **Recommendation – Permit Application**

Site: **58 Ring Road Lancing West Sussex BN15 0QE**

Proposal: **Proposed first floor extension to existing house including raising the height of the roof**

The Application

The application site is a chalet bungalow located on the north side of Ring Road, North Lancing. The property is bounded to the east by various detached houses, to the west by a low detached bungalow, and to the rear by The Sussex Downs Area of Outstanding Natural Beauty. Ring Road is located on a steep hill with the properties on the north side set on much higher ground than road level and those on the south side and to the east. The applicants dwelling has been extended on many occasions from a small bungalow into a much larger chalet style bungalow with a raised ridge line with front and rear dormers.
The proposal is to remove the roof and add a new tile hung first floor with a new hipped roof above, similar in style to an identical enlargement opposite at No.53 Ring Road. In all, the new house will have a ridge line 1 metre higher than the existing with front and rear windows sited above those of the ground floor. The west side garage is to be retained.

Consultations and Representations

Third Parties

No.62 Ring Road Object on the grounds that the proposal constitutes further overdevelopment of the original smaller bungalow. They consider the proposal to be out of scale with the surrounding properties and of inappropriate height given its already elevated position.

Contributors

The South Downs Society are concerned about the raised height of the roof as the property occupies one of the highest sites within the District. They recommend that the ridge height not be raised.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1,
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' including:- .
Dev Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

The key planning considerations with this application are the impacts the enlarged building will have on the amenity of neighbouring dwellings and whether the design is sympathetic to the locality.

Structure Plan policy DEV1 requires development to be of the highest standard and have regard to the local context in terms of building style, materials and impact on the streetscape. Policy AH7 of the Local Plan requires that the design and materials of a householder addition should be sympathetic to both the original dwelling and the area in general.

Residential amenity

The main impact of this enlargement will be on the bungalow immediately to the west of the applicant's property at No.60. Despite this bungalow being of a lower profile and set back in its plot it is not considered that the proposal will cause any significant privacy or overbearing issues. The retained pitched garage maintains good separation between the properties whilst the first floor addition will only be visible from an oblique angle affording no loss of light. The single window proposed on the west elevation is to serve a bathroom and will face the side of No.60 only and not into the property. Both the new front and rear windows will not afford greater overlooking into neighbouring gardens than already exists from the current dormers.

Design

The enlarged first floor will significantly alter the appearance of the building within the streetscene. The existing dormer roof is to be

replaced with tile hung walls with a hipped roof above extending 1 metre above the current ridge line. The resultant building will be visually more basic and different in both style and size to the neighbouring older housing to the east. It will however compliment the property opposite at No.53 which was similarly extended at first floor level under L/5/06TP. This property sits on much lower ground though with a low hipped roof and was permitted partly due to the poor visual quality of the old dormer roof and partly due to it sitting low against the road with only the first floor level visible behind a high wall. The applicants' proposal is more appealing stylistically in that the heightened roof appears more proportioned atop a slightly thinner building. It will however be far more visible within the streetscene due to its location on higher ground to the road. Given the proposed bulk of the building and the new flat frontage it was felt that the design needed adjusting to provide more interesting detailing to this elevation. Amended plans were subsequently received that added a gabled porch canopy above the main entrance supported by brick and wooden columns. It is considered that this addition satisfactorily breaks up the previously bland front elevation, giving an element of interest to the building. In all it is not considered that the proposed design is significantly overbearing or of detrimental quality to the surrounding area to warrant refusal.

The objections received raise concern over the increase in height of the building and overdevelopment of the site. The roof is indeed to be increased by 1 metre in height however it will not appear any taller than the surrounding ridge lines of the neighbouring houses. From the AONB to the north there are sufficient tall trees and undergrowth that renders the property out of sight. In terms of overdevelopment, whilst the property has indeed been enlarged significantly over the years, there is still bountiful amenity space (approx 380 square metres of rear garden) and onsite parking provision to serve a house of this size. Equally, the existence of older detached housing in the vicinity does not render this build excessive or out of character.

In conclusion, whilst it is recognised that the proposal is not of the finest design compared to the existing structure and others in the street, it is considered that its similarity to an identical expansion opposite alongside the retention/addition of the garage and porch combine to render this extension acceptable. It consequently accords with policies AH7 of the Local Plan and DEV1 of the Structure Plan.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)
3. C14Ai: '...received on 14 August 2007...Reason:...policy AH7 of the ADLP and DEV1 of the WSSP' (permission relates to amended plan)
4. C18Eii ... in the side walls of the ...

Case Officer:.....

Date: 14/8/07

for Head of Planning and Community Division:.....

Date: 14/8/07

Chairman of Planning and Regulatory Committee: A.F. Mills

Date: 14/08/07