Expiry 9/01/07

Development Control – Delegated Officer Report

Application Number: ADC/0431/06 Recommendation - Refuse

Site: **29 Hamilton Road Lancing West Sussex BN15 9NR**

Proposal: **Rooms in roof (with side gable and rear dormer) and front porch**

The Application

The site is on the eastern side of Hamilton Road, backing onto sites on the western side of Greet Road. The property currently contains a semi-detached single storey dwelling with a small lean-to front porch at the entrance, a flat roof garage to the side and a rear garden of approximately 60m². The original dwelling was extended in 2004 with a rear extension to the kitchen.

The application proposes to extend the existing roof structure to create a full gable end and to install a dormer window facing towards the rear of the property, in order to establish new rooms in the roof space. The application also proposes to construct a 1.8m² hipped roof porch with a height of 3.5m at the existing entranceway to the dwelling.

There has been some development of roof space in properties along Hamilton and Greet Roads, with rear dormer windows of varying sizes being installed in at least four properties in the immediate area, all as permitted development. There are two examples on a property on the eastern side of Hamilton Road or the western side of Greet Road having a rear dormer window established in accordance with planning permission, being at 11A Hamilton Road (L/43/06) and 50 Greet Road (L/154/02).

There are numerous examples of properties along the road having small front porches but these all tend to be in the lean-to style similar to the existing porch or with a flat roof. There are no examples of planning permissions being granted for porches on Hamilton Road.

Consultations and Representations

Consultees
The Lancing Parish Council has declined to make a comment on this application.

Third Parties
Representations have been received from the occupants of four properties to the rear of the site, 26, 28, 30 and 32 Greet Road. These all objected to the proposal and raised the following issues:

* A loss of privacy arising from overlooking of gardens and habitable rooms on neighbouring properties.
* The gardens are not large enough for extensions of the proposed scale.
* The properties in this area are bungalows and this character should remain.

The letter received from the occupant of 30 Greet Road noted that the proposal would not be such of an imposition if the room was only to be used as a bathroom and had obscure glass. She suggested that the scheme could be amended so that the dormer is sited on the front slope of the roof fronting the public highway and there would be no question of overlooking.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The Appearance
The proposed rear dormer window is large, with a length of 7.1 metres stretching across virtually the whole of the existing roof space and the proposed roof extension. The dormer will have a height of 2.5 metres and the top of the roof will sit just below the ridgeline of the existing roof. Less than one metre of the core roof will be visible on either side. When viewed from the properties below it is considered that the dormer will appear to dominate the roof and constitute a large and obtrusive feature.

The other rear dormer windows approved in the area were both of a much smaller scale and did not involve any extensions to the roof size. These were both less than half the length of this proposed dormer and set further below the ridgeline.

The existing building has a hipped roof. The proposed enlargement of the roof will result in a full gable end on the southern elevation of the dwelling. The street is characterised by single storey buildings with predominantly hipped roofs. While some dwellings have had development in the roofs, there is only one example of a roof extension in the street which is a part hipped gable located at the other end of the street from this application site. There are no examples of a roof extension into a full gable end at present on Hamilton Road.

The extension of the roof into a full gable end would result in an obvious lack of symmetry between the application dwelling and its attached neighbour. The roof extension will also appear inconsistent with the existing appearance of the street which is characterised almost exclusively by hipped roofs as noted above.

The proposed porch has a hipped roof and will be approximately 3.5 metres high at its ridgeline. The design of the porch is not consisted with any other front porches along the road, which have lean-to or flat roofs. However, it is not considered that the design is particularly out of character with the appearance of the neighbourhood as most dwellings have a front feature extending towards the road with a hipped roof. The pitch of the roof of the porch would match this design.

Effects on Neighbours
A significant issue in considering this development is overlooking of neighbouring properties. This has been strongly expressed by the occupants of the rear properties who have objected to the construction of the rear dormer window.

The properties on this side of Hamilton Road and at the rear on Greet Road all have reasonably small gardens. The dwelling is located in approximately the centre of the site and the distance from the building to the rear boundary is 9 metres. The distance further back to the nearest part of the neighbouring properties to the rear (28 and 30 Greet Road) is 8 metres. It is understood from the representations received that the rear rooms of these properties are well used living spaces. The existing separation between the properties consists of a solid wooden fence (approximately 1.8m high) and some scattered trees and low accessory buildings on the neighbouring sites. The proposed rear dormer window, at a height of around 4.5 metres above ground level will easily clear these obstructions. The windows will look directly out onto the back garden area of 30 Greet Road and into the rear of the dwelling and will result in a significant effect on privacy. The effect is not expected to be as significant in relation to 28 Greet Road as there are no windows at the end of the roof space directly overlooking this property. However, as the location of the windows in the centre of the dormer also do not meet the 22m minimum standard in relation to this property, it is likely that there will still be some loss of privacy as a result of the proposal.

The rear dormers at 11A Hamilton Road and 50 Greet Road were approved on the basis that there would be no or limited overlooking due to the larger size of the rear gardens, compliance with the minimum separation standards between windows on adjoining properties and the proposed use of the new rooms.

Recommendation

REFUSE for reasons that:

1. B2R (amended)
The proposed roof extension is unacceptable in that it does not relate sympathetically in design, form and scale with the existing character of the locality and would be detrimental to the environment, therefore conflicting with

the policies of the approved West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AG1, AH7).

2. H18R (amended)
Having regard to the limited area of the site and its relationship to existing residential properties to the rear, the proposed rear dormer window would be detrimental to the residential amenities ~~and environment~~ of the locality resulting in a loss of privacy and an overbearing effect on existing dwellings, and conflicting with the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AG1 and AH7).

Case Officer: [redacted] .....

Date: 5/01/07 .....