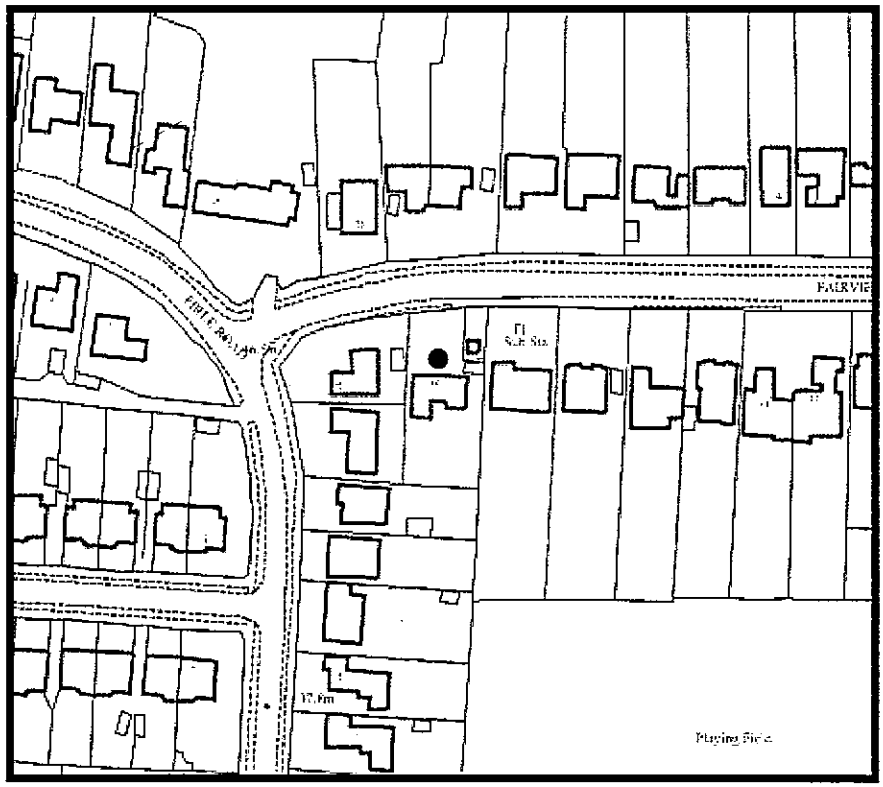

Application Number: ADC/0008/09 Recommendation – APPROVE

Site: 25 Fairview Road, Lancing BN15 0PA

Proposal: Alterations and addition of first-floor to convert bungalow into a two-storey chalet-style dwelling

The Application

The application property is a detached hipped roof bungalow located on the south side of Fairview Road. It is proposed to raise the roof height and convert the new roofspace into living accommodation, effectively creating a chalet-style dwelling.

Fairview Road contains a variety of dwelling sizes and styles, with the south side of the road generally consisting of bungalows. The road rises gently to the west and the ground levels drop steeply away to the south. There are a number of examples of roof conversions in the area, primarily on the north side of the road.

The original plans showed the roof being raised and altered from a full hip to a 'barn hip' with three pitch-roofed dormers at the front and three flat-roofed dormers at the rear. Following concerns over the impact of the increased roof massing on the neighbouring occupiers at 33 St James Avenue, the design has been amended to provide a larger hip and less vertical wall, thereby reducing the bulk of the new roof. The front dormers have been reduced in number to two and amended to have flat roofs, and the rear dormers have been reduced in size.

Consultations and Representations

Lancing Parish Council: No objections as long as neighbours raise no objections.

Third Parties: On the **original plans,** 4 letters were received.
2 were objections from the residents of No's 29 and 33 St James Avenue on the following grounds:-

- overlooking of garden to rear
- side wall of extended building would be much higher than present resulting in loss of light to patio and sun lounge

The other 2 letters were from the residents of No.23 Fairview Road, who stated it should be ensured that there would be no loss of light to their property, and No.26 Fairview Road, who stated no objection as the design is pleasant and in scale with other properties in the area but materials should match and construction time should be limited, with no obstruction of the highway.

On the **amended plans,** 2 letters have been received. One is from the resident of No.29 St James Avenue stating that the amendment is an improvement.
The other letter is from the residents of No.26 Fairview Road who consider that the amendments to the design detract from the property and make the chimney more prominent. There has been subsequent email correspondence with the same objectors in which they express concern that their objections have not been taken into account as much as those of other neighbours and that their outlook will be significantly affected.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): DEV1
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'
PPS1 '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.

DC Standard No.3 states that roof extensions should respect the scale, character and appearance of existing dwellings. 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. The cumulative effect of a combined roof extension and dormers is unlikely to be acceptable since the resulting works would probably be out of scale with the original dwelling.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The proposed alterations involve raising the ridge by 1.7m from 4.8m to 6.5m. The present full hip is to be altered to a part gable, rising 1.5m up from the eaves before hipping away to the ridge. Two flat-roofed dormers and a central rooflight are proposed at the front. The overall effect will be to increase the bulk and mass of the roof, changing the building from a bungalow to a chalet-style dwelling with first-floor rooms in the roofspace. It does not resemble a house, however, as the front and rear eaves lines remain at single-storey height.

While the proposal does make the building appear larger and bulkier, the amendment to the roof design helps retain, to some extent, the existing character of the building. Moreover, it has to be taken into account that there is no uniformity of design in this part of Fairview Road; to the east No.23 has a gable end facing the site, while to the west the rear of 33 St James Avenue faces the site with its gable end fronting Fairview Road. As a consequence, as amended, it is not considered that the alterations and additions to the roof of No.25 would result in harm to the character and appearance of the streetscene.

The objections from the occupiers of No.26 (opposite the site) are noted. However, the design of the extension is considered to be acceptable and would not harm their outlook to any great extent. Their property is at a significantly higher level, on the opposite side of the road. Their comments regarding the chimney are noted. However, there is an existing chimney at the property which is not being increased in size or moved and will consequently not be any more prominent than at present.

Residential amenity

The main impact of the roof extension is upon the occupiers of No.33 St James Avenue to the west, the rear of which faces the side of the application property. No.33 has a sun lounge and small patio on the boundary with the site and currently has a view of the hipped roof of No.25. The original drawings showed the extension having a 3m vertical wall at the side nearest to the boundary with No.33. This would have resulted in a loss of outlook and increased sense of enclosure for the occupiers of that property.

The amended plans have halved the wall height and introduced a hip to the roof at a lower level, the result of which is to increase the amount of light and reduce the overbearing nature of the extension, resulting in an acceptable outlook from No.33. Similarly, to the east, the impact upon No.23 Fairview Road is minimised as the roof mass has also been reduced on that side such that there will be no loss of light to the side windows of that property.

At the rear, the north side boundary of the rear garden of No.29 St James Avenue (which also forms the rear boundary of the application site) is at a distance of 14m away from the applicant's dwelling. There was initial concern from the occupants of that property that they would suffer overlooking and loss of privacy from the proposed rear dormer windows. However, the occupants of No.29 have responded to the amended plans, which show the rear dormer windows reduced in size, stating that they are an improvement. There is already some element of overlooking from the existing raised balcony running along the rear of No.25 because of the higher ground on which the property sits. However, the rear of the dwelling itself at No.29 is at a right angle to the applicant's dwelling. On balance, it is not considered that the rear dormers (serving three bedrooms) would cause a loss of privacy sufficient to warrant refusal.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7) and the West Sussex Structure Plan (DEV1).

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)
3. C14Aii (Permission relates to amended plans received on 9 February 2009)
4. C18Eii (No windows to be formed in the east or west side walls)

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