Expiry Date - 19/06/2014

Development Control – Delegated Officer Report

Application Number: AWDM/0505/14 **Recommendation – REFUSE**

Site: **100A Grand Avenue Lancing West Sussex BN15 9QB**

Proposal: **Remodelling of existing bungalow with ground and first floor extension to provide annexe accommodation for dependent relative**

Date of Site Visit: 2/5/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is consists of a detached, hipped-roof bungalow within a street of similar properties.

The application seeks consent for double hip to gable side roof extensions, an additional front gable, two front dormers and an L-shaped rear extension with a gable end up to the full ridge height of the dwelling and extending 7.3m rear of the existing rear elevation. The proposed first-floor accommodation would consist of 5 bedrooms.

Consultations

Lancing Parish Council: No objections.

Representations: No third party representations have been received.

Relevant Planning Policies and Guidance

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

Principle

The proposal comprises upgrading of the existing housing stock 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 dwelling and its surroundings.

Visual amenity

The added front gable and two front facing dormers and hip-to-side gables will radically re-shape the dwelling and enlarge it to a significant degree. It would be clearly visible within the street scene and would appear incongruous despite other dwellings in the locality having gable ends and other roof alterations; these other forms are not in themselves of a scale as to appear unduly obtrusive.

The rear addition will be exceptionally large and of the substantial depth and scale with its box formation shape, would be a substantial and over dominant projection and would represent a very poor form of design. The addition will appear overly large and markedly disproportionate in terms of the modest scale of the original dwelling and the relatively smaller neighbouring dwellings either side. It would be a strident and incongruous form of development completely out of scale and character with the form of the dwellings in the locality including those that have been extended.

Residential amenity

The property to the north, No 100c, has been enlarged at the rear by a single storey extension and has no side facing windows but will lose a significant amount of sunlight and daylight to its south side amenity and access area through the bulk and position of the proposed extension to 100A.

The property to the south at 100 will lose no significant sun light being south of 100A but the scale and position of the proposal would overwhelm it and present an unduly dominant, oppressive, enclosing and overpowering intrusion. The proposed first-floor side windows of the rear addition would overlook the rear of these neighbouring properties at close quarters causing unacceptable loss of privacy to the detriment of its occupiers. It is considered this concern would not be adequately addressed by a requirement for the windows to be obscure-glazed since the proposed bedrooms affected would have no other outlook, resulting in a poor standard of habitable accommodation for the future occupiers. Moreover, obscure-glazing would not address the ‘perception’ of being overlooked in view of the position of the window in relation to the neighbouring property.

Recommendation

REFUSE for the reason:-

The proposal is unacceptable in that the size, form and position of the proposed front and rear first floor extensions do not relate sympathetically to the appearance, character, design or scale of the existing bungalow. The development would detract from the character of the existing bungalow constituting a visually dominant and inappropriate form of development and that would cause unacceptable loss of light and outlook to the neighbouring property to the immediate north. The proposed side facing first floor windows

would also cause unacceptable loss of privacy to the neighbouring properties to the south and north. The proposal is therefore contrary to saved policy AH7 of the Adur District Local Plan and the NPPF.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

Case officer: L Simmons Date: 04/06/14

Authorised by: J Morin Date: 06.06.2014