Expires 25/4/07.

Development Control – Delegated Officer Report

Application Number: ADC/0123/07 Recommendation - Approve

Site: 39 Barfield Park Lancing West Sussex BN15 9DF

Proposal: Roof extensions and dormer, single-storey rear extension

The Application

The property consists of detached hipped roof bungalow on the north side of Barfield Park.

The application proposes a single storey rear extension and rooms in the roof with a part-hipped rear gable extension and a pitched roof dormer on the eastern side of the bungalow.

The proposed rear extension is to have a part pitched roof at 3.2m in height, be 4m in depth and extend across the entire rear elevation. The proposed rear roof gable would extend the main ridge 2.9m northwards and the proposed dormer on the eastern side would measure 2.8m wide, 2.2m in height and 2m in depth.

The extension is to create two bedrooms and a bathroom in the roof.

Consultations and Representations

Consultations/Comments
The Lancing Parish Council: No comments received.

Third Parties
Two letters of objection have been received from neighbouring residents. The first letter notes concerns about overlooking from the proposed dormer on the eastern side of the bungalow. Additionally concerns are noted about the rear extension which will take light away from their property.

The second letter from neighbours to the south side of Barfield Park outlines concerns in relation to the amount of noise that emanates from the property.

Relevant Planning Policies and Guidance

West Sussex Structure Plan (2001-16): DEV1
Adur District Local Plan (1993-2006): AG1, AH7

Planning Assessment

The relevant planning concerns are the impact of the proposed extension on the character of the bungalow and surrounding area, and the impact on residential amenity.

Character of the dwelling
The proposed extensions are not considered to detract from the character of the existing bungalow or the visual amenities of the area. The proposed roof alterations will be visible within the street scene and it is acknowledged that the majority of bungalows within the street have not had any roof alterations. The design of the proposed dormer and part hipped gable extension however do not appear to be out of scale or proportion to the existing bungalow and would not appear particularly prominent in relation to the existing roof mass. It is also acknowledged that the bungalow at no. 45 Barfield Park has constructed a similar roof and single storey rear extension which was approved by planning permission L/150/05/TP in November 2005.

Residential Amenity.
The comments from the adjacent neighbours to the east in relation to potential overlooking impacts from the east facing dormer window are noted. The proposed dormer will be located on the eastern side of the dwelling and face towards their property. The proposed dormer is to service a bathroom and the window should be required to be glazed with obscured glass, to ensure there are no overlooking impacts on the adjacent neighbours. The eastern adjacent neighbours have also noted a concern that the ground floor rear extension will cause a loss of light to their property. The proposed rear extension is located approximately 2m away from the adjacent bungalow to the east. The Sunlight and Daylight - 45° rule was applied to see if the proposed extension would impact on the adjacent properties access to sunlight and daylight and it appears that the proposed extension can satisfy the 45° degree rule. Although the proposed extension will have some impact on the access to light of the adjacent property, the impact does not appear so severe as to warrant refusal.

The western adjacent property no. 40. Barfield Park is approximately 4.5m away from the proposed extension and separated from the extension by an existing garage and garden shed constructed along the shared western boundary. The proposed extension should not have any impact on the residential amenities of the neighbours to the west.

The concern raised in relation to noise emanating from the property is not considered in itself to be a relevant planning consideration. The proposed extension should not alter the amount of noise created by the occupants of the bungalow.

On the whole, the proposal is very similar to an extension carried out on a bungalow further to the west along Barfield Park, and is not considered to have a significant detrimental impact on either the visual or residential amenities of the nearby area. The proposed extension should be approved.

Recommendation

APPROVE for reason that:- 1PPi

Conditions:

1. C1Ci
2. C12Ei
3. C14 A3 '...23 March 2007.' R To correct an error on the original plans.
4. C18Ci '...in the east side dormer shall at all times be...'
5. C18Eii '...in the eastern and western walls of the extension...'

Case Officer:.....

Date: 19/4/07

Head of Planning and Community Division: Peter Davies

Date: 23 04 07

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

Date: 25/04/07