Expiry Date
11/5/07

Development Control – Delegated Officer Report

Application Number: ADC/0133/07 **Recommendation – Refuse Application**

Site: **51 Freshbrook Road Lancing West Sussex BN15 8DF**

Proposal: **Demolition of garage and flat roofed extension, first floor extension and remodelling including dormer windows to create chalet bungalow**

The Application

The site is located within the built up area of Lancing. The site address is Freshbrook Road however the property is set back from the highway located behind No. 52 and 53 Freshbrook Road. There is a vehicular access from Freshbrook Road to the property. The application site is currently a four bedroom bungalow which has been extended in the past at single storey level to form a single storey flat roof extension to the north (L196/69) A flat roof extension to link the existing pitched roof single garage to the main house has also been added and a detached garage/store (L/10/81)

The property is enclosed by a close boarded fence approximately 2 metres in height which has recently been erected. This fence currently does not have planning permission and an application has been invited by the District Council. The fence does not form part of this planning application.

To the north of the site is The Paddocks a cul-de-sac which is accessed from Freshbrook Road. This cul-de-sac is made up of mainly semi detached and terraced two storey properties parking is provided in two separate garage compounds to the north and east of No. 51 accessed via The Paddocks.

To the south of the site are the pair of semi detached properties mentioned above Nos. 52 and 53 Freshbrook Road, access to these properties is via Freshbrook Road. To the west of the site is a row of properties in the Paddocks. No.49 detached, Nos. 48 and 47 semi detached and Nos. 46-43 a row of terraced properties.

Permission is sought to extend and remodel the existing bungalow to provide a two storey chalet bungalow with two bedrooms at ground floor level and three bedrooms and a bathroom at first floor level. The application will involve the demolition of the existing garage and flat roof extension to the south of the building. The overall height of the building will be increased by 2 metres. A hipped gable will form the roof with dormer windows proposed on the west, east and north elevations. To the front and rear (west and east) elevation a gable is proposed. At the front this forms a vaulted lounge with glazing at ground floor level and a glazed balcony at first floor level.

Consultations and Representations

Third Parties: - 2 letters of objection have been received from owner/occupiers of the adjacent properties. Their comments are as follows: -

- Application is contrary to planning policy
- Highway safety issues, traffic and parking
- Noise disturbance
- Design and scale, development is too large for the area.
- Loss of light, loss of privacy, overlooking to all properties surrounding the site, due to dormers and glazed frontage.
- Noise and disturbance during construction, neighbouring properties in close proximity.
- Limited access to the site for building vehicles
- Property has already been enclosed by close boarded fence.
- The glazed front is inappropriate to this area.
- Loss of tree on site.
- The building on the northwest corner of the site is referred to on the plans as a shed, this is a brick garage with a cross over. Its intended use is not specified in the application, a frequently used garage at the end of a busy cul-de-sac would impact significantly on parking.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix 11' Supplementary Planning guidance' comprising: - Development Control Standard No. 3' Extensions and Alterations to Dwellings'
PPPS 1 'Delivering Sustainable Development' (ODPM 2004)

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 to dwellings should be designed so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The main properties to be affected are Nos. 48 and 49 The Paddocks to the west, Nos. 41 and 42 The Paddocks to the north and Nos. 53 and 55 Freshbrook Road to the south. The front elevation of the dwelling will face to the west as existing however the proposal which results in a first floor addition including two dormer windows and a balcony area will only be at a minimum distance of 11 metres from the front elevation of Nos. 48 and 49 The Paddocks. It is accepted that this relationship between the application site and these properties is as existing. However the additional first floor dormer windows which serve habitable rooms and the glazed balcony are considered to be unacceptable in this case with only a distance of 11 metres, there will be direct overlooking between these properties. It is accepted that the Council's adopted standards state that there should be a minimum distance of 22 metres between principal windows at the rear of properties, and in this case it is mutual overlooking at the front. However it is considered that the distance of 11 metres between principal windows is such to warrant a refusal in this case and is therefore contrary to part (a) of Policy AH7 of the Adur District Local Plan.

Nos. 41 and 42 The Paddocks to the north are at a distance of 21 metres from the site. There are two first floor windows which serve bedrooms which face towards these properties. However due to the distance it is not considered that the over looking to these properties alone is such to warrant a refusal in this case.

The rear of the property faces onto a garage compound and there are properties beyond at a distance of 33 metres therefore there is no issue of over looking and loss of privacy in this case. Also it is not considered that there will be any adverse impact on the pair of semi detached bungalows to the south. These properties are at a distance of 18 metres from the application site and there are no principal windows at first floor level which will cause any overlooking.

Character of the Locality and Visual Amenity

It is considered that the proposal to alter the existing single storey bungalow to a chalet style bungalow with dormer windows and a front glazed balcony will not be in keeping in character and appearance with the existing built environment in this case. It is accepted that as existing the single storey bungalow is essentially located within a cul-de-sac of two storey dwellings however as existing the bungalow due to its low level, size and scale does not compete with the overall character of this locality and therefore is in keeping in this case. The two storey dwellings surrounding the site are of a simple, non imposing design as is the existing bungalow. It is considered that the proposed alterations to the existing dwelling will over dominate the street scene producing an overly bulky building within close proximity to the existing surrounding buildings. The proposal will therefore be out of keeping with the character and appearance of the locality and detrimental to the visual amenities of the surrounding area. Therefore contrary to part (b) of Policy AH7 of the Adur District Local Plan.

Recommendation

REFUSE on ground that :-

1. B5BR The ~~proposed extensions~~ proposals, by reason of their large..
2. The proposals ~~alterations and extensions~~ by reason of their ~~large size and~~ unneighbourly design, would be detrimental to the residential amenities of the locality, resulting in overlooking and loss of privacy ~~to the occupiers of the~~ for neighbouring properties, contrary to the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AH7)

Case Officer.....Date 10/4/04.....

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