Development Management - Delegated Officer Report

Application Number: AWDM/0410/17 Recommendation – Approve

Site: **8 Fairview Road, Lancing**

Proposal: **Remodelling and extension of bungalow to form two storey flat roofed dwelling, comprising replacement of pitched roof with first floor extension; balconies to first floor at the front; two storey rear extension; brickwork retaining walls to front garden and terracing to rear garden including provision of raised bridge access to garden from new first floor level. Demolition of existing garage and construction of new two storey building comprising garage with studio above; alterations to ground level of existing driveway.**

Date of site visit: 7 April 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a hip-roofed detached bungalow with front and rear dormers on the north side of Fairview Road. The property sits on higher ground than the street and has a tiered front and rear garden which rises steeply to the north. The rear garden has already been the subject of extensive terracing works, including re-levelling, steps and new retaining walls. The existing garage has been demolished. These works are included in the application.

The proposal is to remodel and extend the bungalow to form a two storey flat-roofed dwelling in a contemporary style. Balconies will be provided at the front plus a new raised terrace. The existing driveway ground level will be reduced by 1.5m to enable a new two storey building, comprising garage at ground floor with studio above, to be constructed. The lowered ground level will ensure that the top of this building will be level with the top of the ground floor of the remodelled house.

At the rear of the house, a 4m deep two storey extension is proposed. This will link to the rear garden via a new external access bridge. The bedroom accommodation will be provided at ground floor with the main living accommodation at first floor. It will be finished using render with elements of brickwork at ground floor and zinc cladding at first floor. The garage roof is to be sedum with a ply membrane finish plus PV panels and rooflights on the roof of the main house. Windows will be dark grey aluminium.

To the east of the site there is a taller hip roofed bungalow with rooms in the roof while to the west there is a bungalow, also with rooms in the roof. The street contains a number of bungalows, some with large front garages which give the impression of a two storey form. There are larger two storey dwellings further west. Permission was granted by the Planning Committee for

a first floor extension to a bungalow at 20 Fairview Road in 2015 (AWDM/1065/15).

Relevant site history

L/156/02 - Hip-Roofed Extension on East Side (Porch/Store To Be Removed)

Consultations

Adur & Worthing Councils: The **Tree & Landscape** Officer has no objection. The proposed new works are not close to protected trees and most of the terracing has already been carried out, so I do not consider there is any impact to TPO trees within the property or in neighbours' gardens.

Lancing Parish Council: Recommend refusal on grounds that the proposal is overbearing and out of character for the area

Representations

Original Plans: 3 letters received from the occupiers of 3 and 10 Fairview Road (2 letters):

- Object to upper floor windows which are in close proximity to the boundary
- Will overlook patio and bedrooms of No.10
- Increased noise and light disturbance
- Large amounts of glass to front and rear so no need for side windows
- High fence required along boundary
- May be unable to access our property when development is in progress
- Mud on road

Amended Plans: 1 letter of objection received from the occupier of 10 Fairview Road:

- Floor Plans and Elevations are contradictory with regard to whether side window to utility is non-opening [*NB This has since been corrected to show the window as being fixed shut]*
- Amendment to kitchen window is an improvement although still unnecessary
- Ground floor windows would be acceptable if a fence is installed on the applicant's side and this should be a condition of the permission

Letter received from Cllr Carol Albury stating that the utility room should be obscure glazed and non-opening. As the neighbouring property say, the kitchen window is an improvement, but can we not look at removing this altogether? Would it make any difference in light of the fact that so much glass is surrounding the building?

Relevant Planning Policies

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'
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading 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 proposed works will result in a significantly different appearance and a building with an overt two storey form. In height terms, it will be only 0.3m higher than the existing ridge but with a squarer and bulkier form.

The application is supported by a Planning Statement which states:

"*6.15 The area in the immediate locality of the site is characterised by individually styled detached houses - most of which are frontage in form with dwellings set back in a fairly consistent manner from the road. All dwellings in the immediate vicinity are set into the locality's characteristically steep slopes.*

6.16 Whilst broadly similar in scale, the surrounding dwellings clearly vary considerably in terms of their design and appearance. In addition to these architectural differences, the visual qualities of the area are formed by the low density housing, the generous rear garden areas and the good tree cover.

6.17 The overall scale, massing, alignment, site coverage, density, landscaping, rhythm and layout of the proposal would remain in keeping with existing development along Fairview Road. The height of the house would extend only marginally over the existing bungalow's ridge and neighbouring ridges.

6.18 Due largely to the fact that no single architectural style of dwelling prevails along Fairview Road, in terms of its appearance, the proposed house would be unique, distinctive and attractive contemporary appearance whilst remaining in keeping - due essentially to its scale, mass and height."

The proposed dwelling would not be in keeping with the bungalow/chalet bungalow form of many buildings in the immediate vicinity of the site. However, its scale is not considered to be out of character, being only marginally higher than existing but not higher than its neighbours on either side. Despite the increased bulk at first floor, good separation will remain to

the east to avoid a cramped appearance. Indeed, the spacing between these dwellings remains greater than is the case further west where the buildings are more close-knit.

As the D&A Statement correctly identifies, there is a variety in architectural styles in the street and it should be noted that there are two storey dwellings further west. While this proposal will result in a contemporary appearance with non traditional roof form and external materials, it is not considered that it will cause visual harm to the character of the area. Its lower height than its neighbours and its recessed position in relation to the street will ensure that it will not be overly dominant or prominent in the street scene. In design terms, the NPPF advises that "*Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness*." In this case, it is not considered that there is a particular sense of local distinctiveness given the variety of form in the street. An innovative, modern architectural style such as that proposed is therefore considered to be acceptable in the street.

Residential amenity

The proposal will increase the bulk and height of the building on the boundary with 10 Fairview Road to the west. It will be only marginally taller and closer to the boundary and a distance of 2-2.5m will be retained to the boundary. No.10 has a number of side windows which serve a 2 bedrooms, one of which was being used for storage at the time of the site visit, and a bathroom. The increased bulk, including the two storey rear extension, will have some impact on light and outlook from these rooms but it is not considered that it would be to an extent that would cause serious harm. The main living rooms and rear patio of No.10 will continue to receive light and enjoy an outlook and the level of harm arising is not considered to be sufficient to warrant refusal of the application.

The occupiers of No.10 have expressed concern at overlooking and increased noise and light disturbance from the proposed side windows which serve a kitchen/dining area and utility room. The extended dwelling will have extensive amounts of glazing to the front and rear and the size of the side windows at first floor have been subsequently reduced in size to a high level obscure glazed and fixed shut window to serve the kitchen and a narrower obscure glazed window which is also fixed shut to serve the utility. While the adjoining owner is still concerned at the amount of light from this window and queries the necessity of the window, it is not considered that the proposed windows will cause unacceptable levels of light sufficient to cause disturbance.

The applicant's architect has confirmed that the existing hedge on the boundary is to be retained (to be required by condition) which will help to screen ground floor windows from the neighbour. It should also be noted that, the side windows serving the master bedroom towards the front of the house are existing. It is therefore proposed to require the master en-suite window to be obscure glazed and fixed shut below 1.7m. The side bedroom window in the rear extension was considered to be unnecessary and unneighbourly and

has been omitted. With these controls and amendments in place, a new fence is not considered to be necessary.

To the east, No.6 is positioned further from the boundary than No.10 and is less affected by the proposed development. The previous single storey pitched roof garage was located close to the boundary and has been demolished to be replaced with the two storey garage and studio. However, due to the proposed change in ground level the top of the studio will be similar to the height of the previous garage. It will have a deeper footprint and more bulk than the original garage but it will be 4.5m from the side of No.6 and should not cause any serious loss of light or outlook. No.6 has two side windows which are both secondary openings, the forwardmost of which will be in front of the line of the garage/studio. It has a conservatory at the rear but the separation distance between the buildings is considered to be adequate to avoid any serious loss of light. The remodelled house will be a further 6m from the boundary and will not cause a loss of amenity. The proposed first floor side windows are to be obscured and non-opening.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to be agreed
4. Trees and hedge on western boundary to be retained and protected
5. Construction Management Plan
6. Hours of working 8am-6pm Mon-Fri, 8.30am -1pm on Sat
7. Obscure glaze and fix shut first floor side windows
8. Obscure glaze and fix shut below 1.7m the master en-suite window on the ground floor west side

Is recommendation contrary to letter(s) of representation? Y

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 15 May 2017

Authorised by: Gary Peck Date: 15 May 2017