Expiry date – 17/05/2019

Development Management - Delegated Officer Report

Application Number: AWDM/0354/19 **Recommendation – Approve**

Site: **56 Howard Road, Lancing, West Sussex BN15 0LP**

Proposal: **Raising ridge height, hip to gable roof extension and front and rear dormers with Juliet balcony to the rear.**

Date of site visit: 2 April 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application property is a semi-detached bungalow situated on the south side of Howard Road. The area is predominantly residential, comprising of pairs of semi-detached bungalows that tend to be stepped as the street slopes down east to west. Many of the bungalows on Howard Road have been extended into the roofspace, with hip to gable extensions and front and rear dormers with windows and balconies also being present within the area.

Planning permission is being sought for a hip to gable roof extension as well as an alteration to the pitch of the property resulting in an increased ridge height of approximately 0.5m to match the adjoining bungalow, a front dormer (4m wide, as amended) with two accompanying windows inset (both 1m in width and 1m in height), a rear dormer (5.3m in width, 2.6m in height and 3m in depth) with Juliet balcony with accompanying window (1.6m in width, 2m in height) and an additional, smaller window (0.5m in width, 1.2m in height).

The proposed dormers will be separated from the adjoining bungalow dormers by approximately 0.9m (width), also being lower by approximately 0.3m creating a stepped appearance to differentiate the dormers of the two properties.

With the proposed works, alterations to the property's floor plans will occur. Existing plans state there are 3 bedrooms, with the front bedroom being an en-suite and a kitchen-living room towards the rear of the property. With the proposed plans, the front en-suite bedroom will change to a study with stairs being created to allow access to the first floor. The third bedroom will change to a bathroom, with the first bedroom changing to a living room. With the created first floor, 3 bedrooms will be created with a shower.

Relevant site history
None

Consultations
Sompting Parish Council: **Object** to the proposal – "The Council objects to this application as it considers the proposed development to be out of scale

and out of character to the existing property. It also considers it to be un-neighbourly in the impact it would have on adjoining properties and the area as a whole."

Representations
None received

Relevant Planning Policies
The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 9 and 15, including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Visual amenity
The design of the rear dormer is considered to be unsympathetic with regards to the design of the existing building, resulting in a bulky appearance at the top of the property, being indirectly visible from the streetscene. However, the proposed plans are sympathetic with the extensions made to the adjoining bungalow, creating a balanced appearance from the streetscene of the two properties with reference to the stepped ridge and design of the front and rear dormers that will occur as a result of the proposed works.

The front dormer has been reduced in width to be less dominant on the roofslope and is similar in size to others in the street. 35 Howard Road would resemble similar features to the application property. Materials were originally shown as being grey tile hanging which would have contrasted with the red tiles of the existing roofslope. Amended plans have now been received to show the use of matching tiles.

There are many examples of unsympathetic roof additions in the streetscene and wider area. As such, the proposed works would not be significantly harmful to the character of the area, meaning refusal of the application on design grounds could not be justified. Therefore, having considered the application and the proposed roof alterations within the context of the area, the proposal is considered acceptable.

Residential amenity
The proposed roof extensions are considered to be relatively large. Despite this, and given the relationship with neighbouring bungalows, there would be no significant impact on residential amenity that would warrant a refusal with reference to: loss of light, privacy or outlook. The neighbouring property to the west (58 Howard Road) will experience some loss of light as a result of the proposed rear dormer. However, the proposal has no side windows (west aspect) to induce overlooking and a loss of privacy. Additionally, the room in which loss of light will occur has multiple windows that allow light into the impacted room. The installation of a Juliet Balcony to the rear (southern elevation) may increase the perception of overlooking. However, the attached bungalow (54 Howard Road) has a similar rear dormer extension that presents the same issue. As such, the aforementioned impacts do not warrant a refusal of the application.

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Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match

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

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: 25 April 2019

Authorised by: Gary Peck Date: 26 April 2019