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Site at 100A Grand Avenue, Lancing, BN15 9QB



Planning Statement

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1.0 INTRODUCTION

1.1 This statement is submitted in support of the householder application for full planning permission for the extension of the existing bungalow to provide additional ground and first floor accommodation. The application is necessary in order to be able to accommodate the applicant's growing family, and to accommodate a dependent relative.

1.2 The application is a revision to an earlier application (AWDM/0505/14) that was refused planning permission earlier this year. The revised application overcomes the earlier reasons for refusal by way of a revised design to the front elevation (that takes account of local characteristics), re-orientation of windows at the side and rear of the proposed extension (that take account of overlooking) and additional information with regard to the site's relationship with neighbouring properties (that takes account of the scheme's impact on the outlook from neighbouring properties).

1.3 The application submission comprises the following documents:

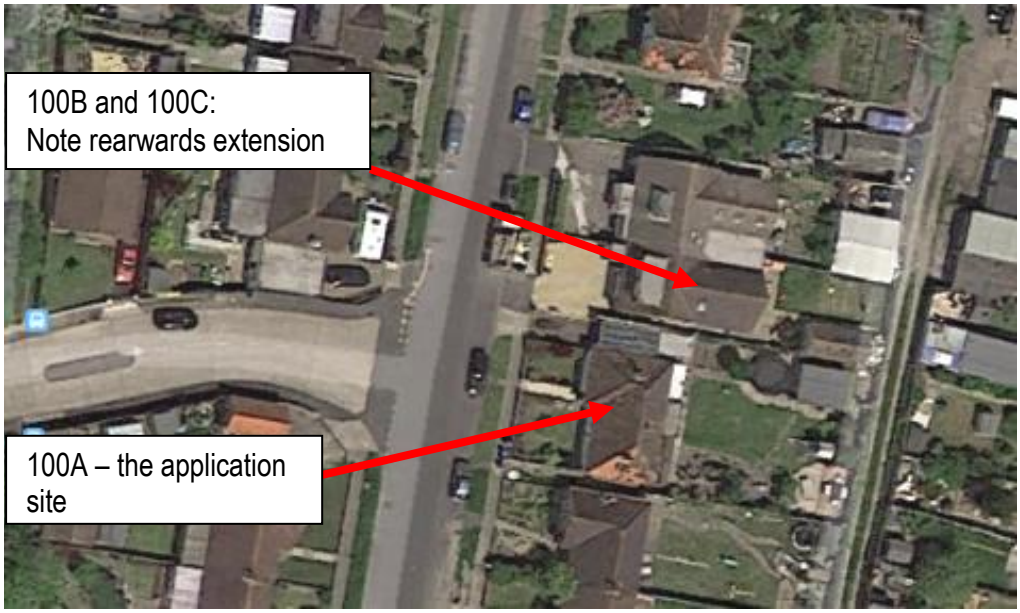
- Planning Statement
- Drawing 22201: Location Plan
- Drawing 22200: Block Plan
- Drawing 22210: Existing and Proposed Ground Floor Plan
- Drawing 22211: Proposed First Floor Plan, Existing and Proposed Roof Plan
- Drawing 22220: Existing and Proposed Elevations

1.4 This statement demonstrates that the proposed development will compliment the character and appearance of the surrounding streetscene, and will preserve the amenities of neighbouring residents. The application should therefore be supported.

2.0 THE SITE AND SURROUNDING AREA

2.1 The application site comprises a detached bungalow on the east side of Grand Avenue. To the north of the site is chalet style dwelling – 100C Grand Avenue, whilst to the south is a bungalow, 100 Grand Avenue.

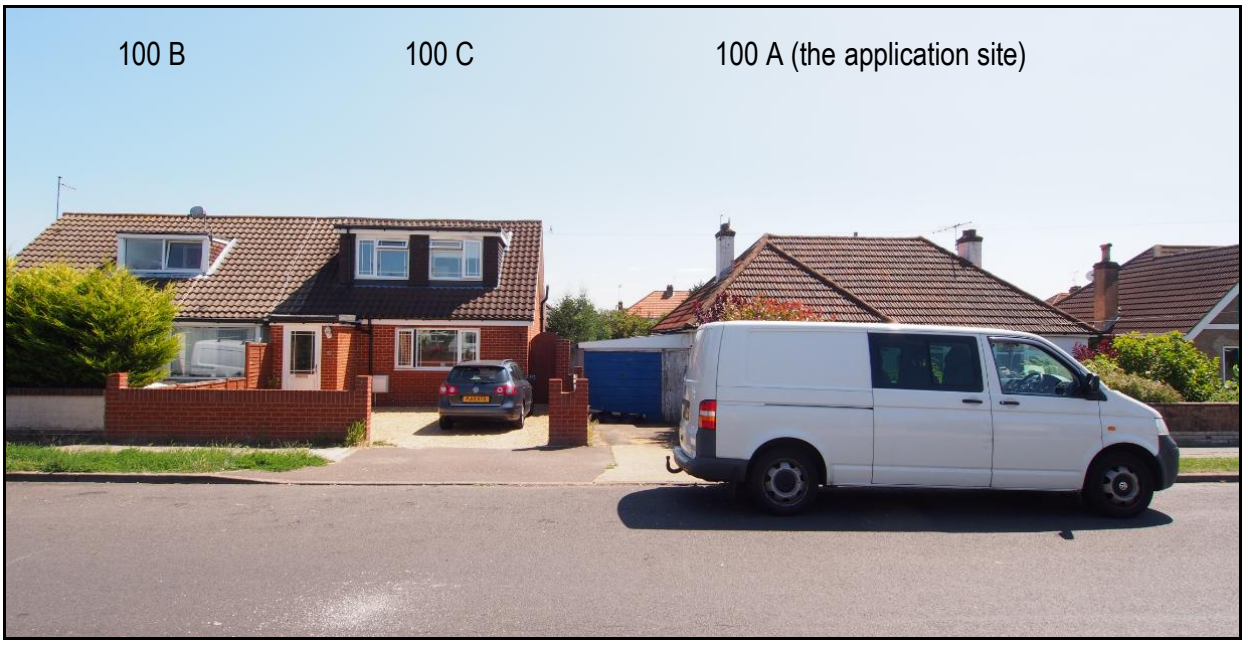
2.2 Number 100C Grand Avenue was created through the extension and subdivision of 100B Grand Avenue. Numbers 100B and 100C Grand Avenue project far deeper into their sites than 100A (the application site):



2.2 As can be seen from the photograph below (taken from the rear garden of 100A - towards the flank elevation of 100C), the rearwards projection of 100C does not cause any harm to residential amenities.



2.3 There is a large degree of separation between the main dwelling (on the application site) and number 100C, as can be seen in the image below (where the garage to the side of number 100A ensures a substantial gap between the two properties):



2.4 The streetscene character of the area is defined as predominantly single storey development, with rooms in the roof, and with front elevations being typically articulated by projecting vertical gable bays. The application site's front elevation has a hipped gable bay (see image above) which is less characteristic of the area:

Grand Avenue – looking northeastwards (application site highlighted by red arrow):



3.0 THE APPLICATION, INCLUDING COMPARISON WITH PREVIOUSLY SUBMITTED PLANS

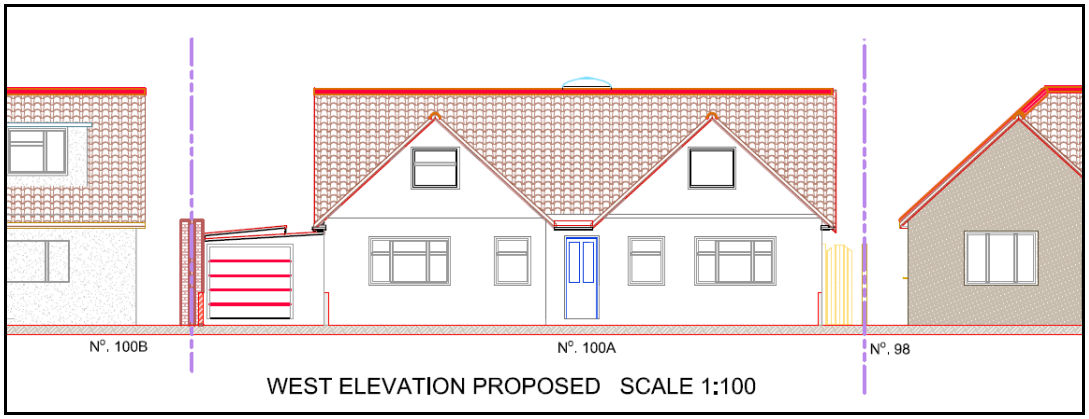
3.1 The application submitted earlier this year proposed a rear extension and roof extension in order to provide additional accommodation for the applicant's growing family, including a dependent relative. The application was refused with regard to streetscene impact, scale and massing, and impact on neighbours. The currently submitted scheme amends the design in order to overcome the Council's objections – as demonstrated below:

Streetscene Impact

3.3 The previously submitted application proposed hipped gable features on the front elevation, with dormers protruding from the "hips":



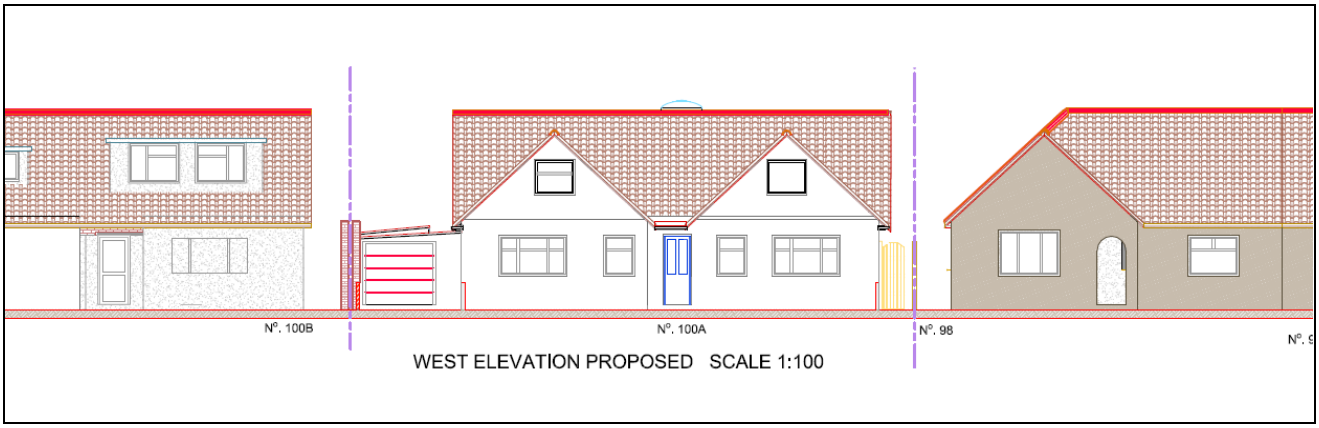
The current scheme improves upon this design by proposing vertical gable features, which are a common feature within the streetscene:



3.4 The amended design results in a far simpler, and therefore less "fussy", design that complements the prevailing character of the area – which is that of full vertical gable features on the front elevations of buildings:



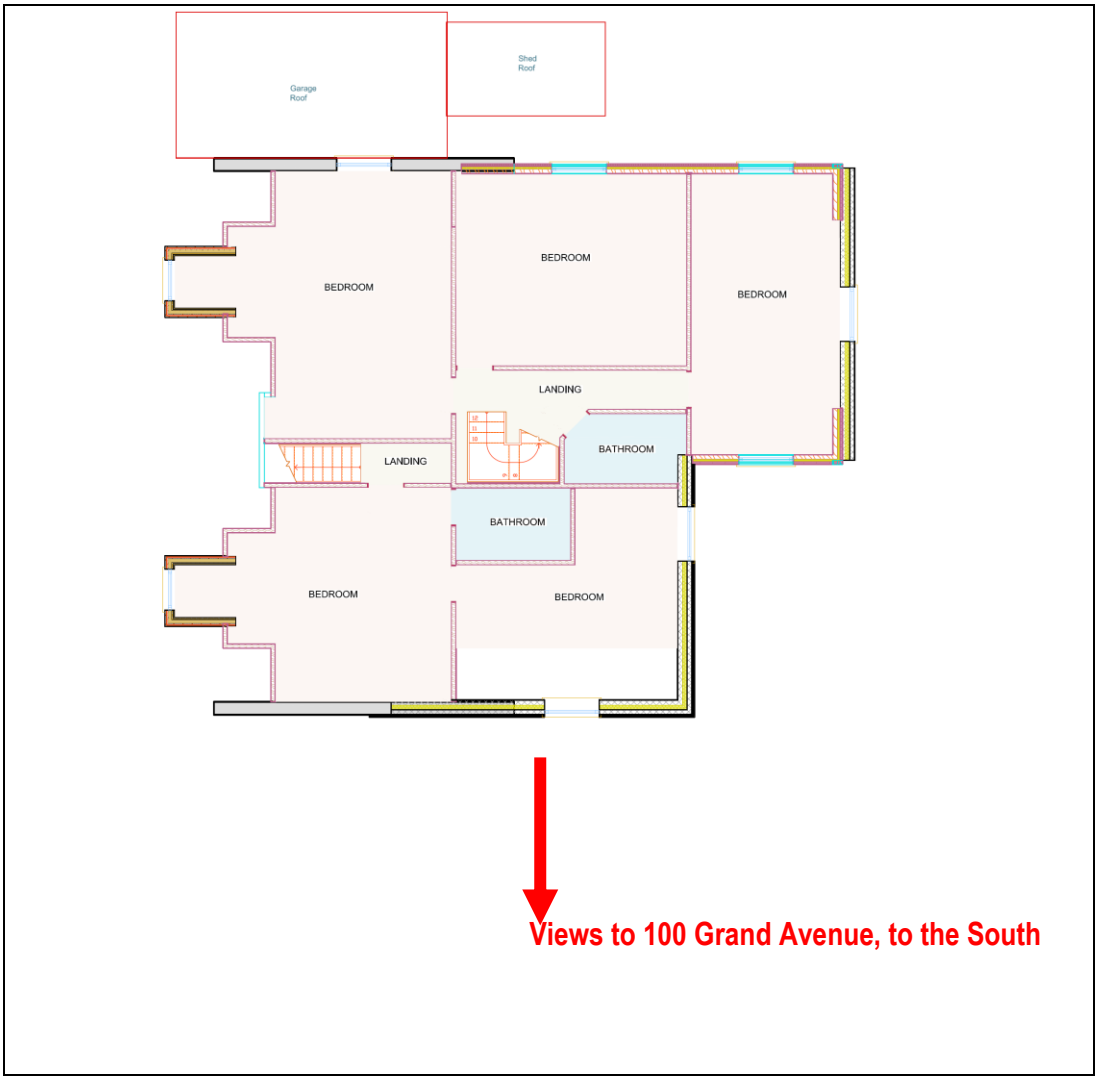
3.5 As can be seen from the streetscene image below, the house is located between one house with a vertical gable end to its roof (see left hand property in the image below), and another house with a hipped end to its roof (see right hand property in the image below). In the context of such a varied roofscape, the proposed gable ends to the sides of the application property are entirely appropriate:



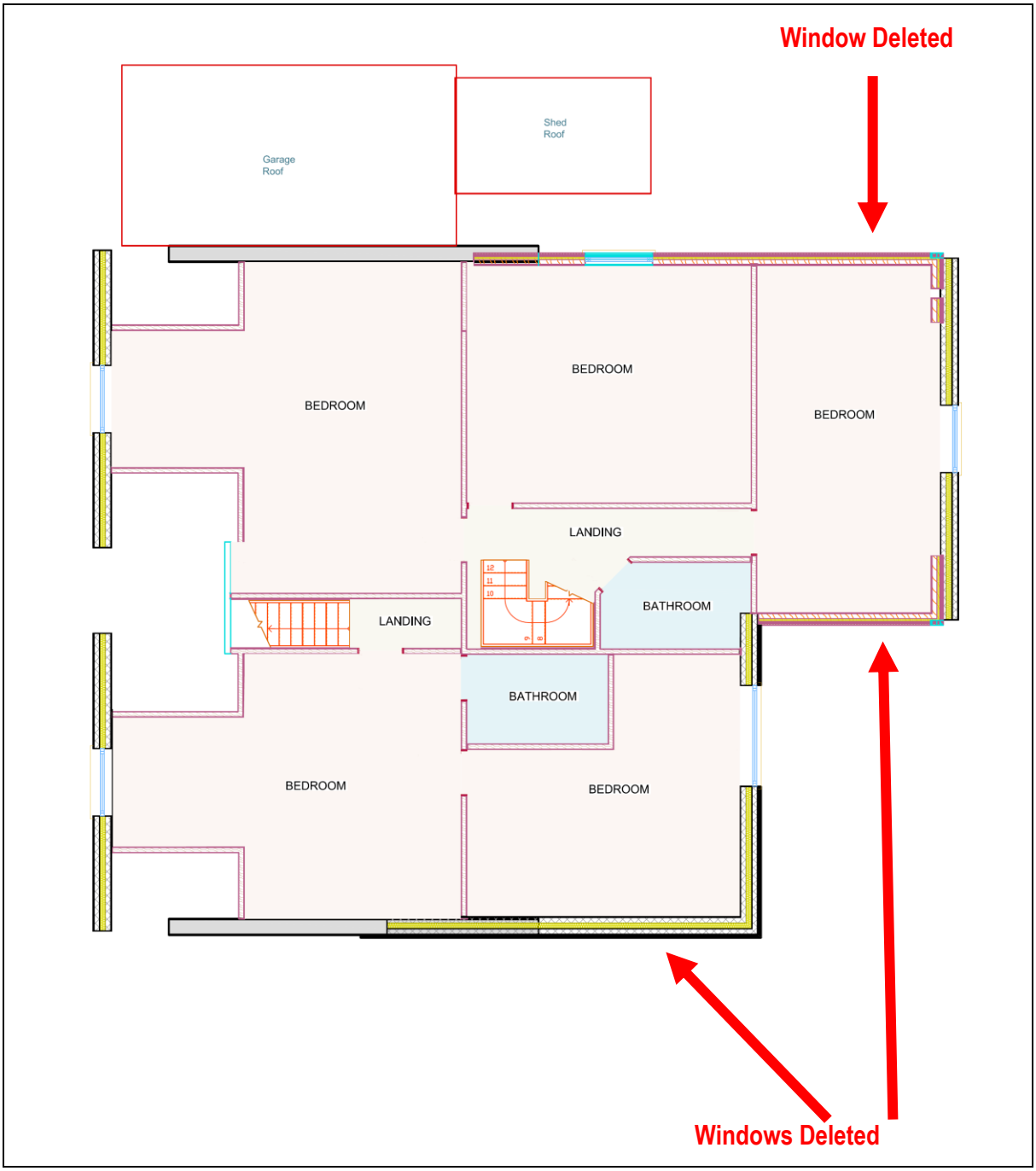
3.6 Consequently it can be seen that the proposed development will have a complimentary impact on the surrounding streetscene. Neighbour impact is considered overleaf.

Neighbour Impact - overlooking

3.7 The Council raised concerns that side facing windows in the proposed first floor would result in the overlooking of 100 Grand Avenue (the property to the south):

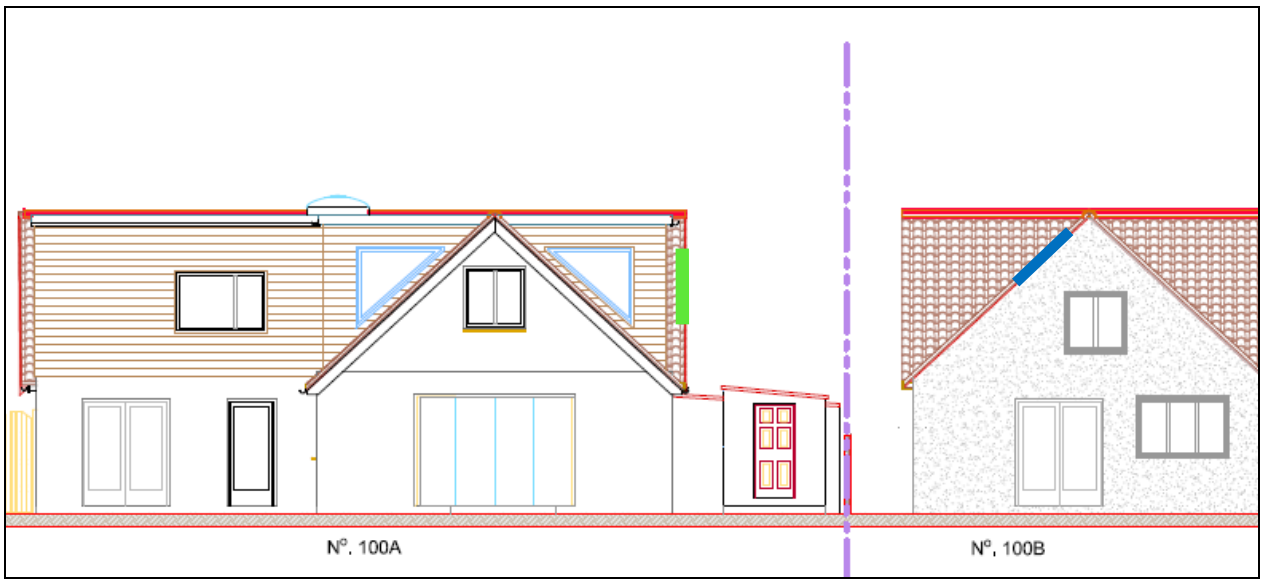


3.8 In order to overcome this objection, the south side facing windows have been deleted from the scheme. In addition, the rearmost north facing window has been deleted – as per the image overleaf. The removal of the side windows will ensure that the privacy of number 100 Grand Avenue is now preserved.



3.9 As can be seen above, one side facing window is to be retained – the window in the north flank elevation. This window will not overlook any garden areas, as views will be obstructed by the building at 100C Grand Avenue (to the north). There is one high level rooflight in the flank elevation of number 100C, but this does not serve a habitable room, and is located at a higher level than the side facing window – as shown overleaf:

Location of proposed side facing window shown by green line in image below. Location of existing side facing rooflight in neighbouring building shown by blue line in image below:



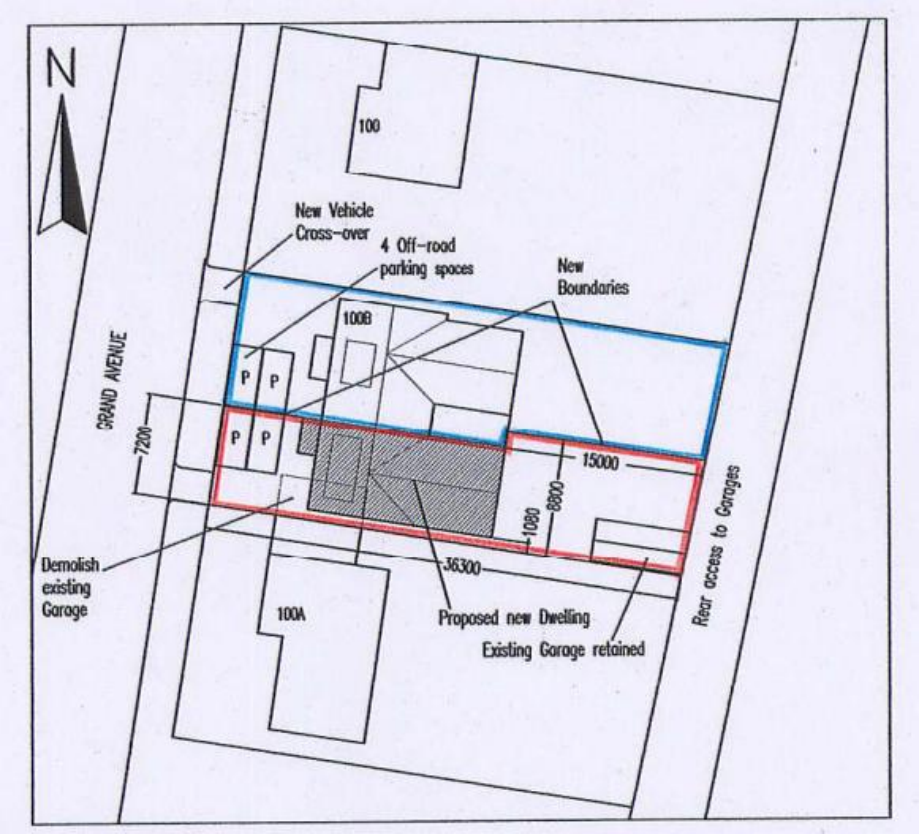
Neighbour Impact – Outlook and sunlight

3.10 The Council raised concerns about the extent for the rear extension, and its impact on the amenities of neighbouring residents. The extent of the rear extension has not been altered for the revised planning permission, but additional information is provided below. The information demonstrates that the scheme will have no harmful impact on neighbours with regard to outlook or sunlight.

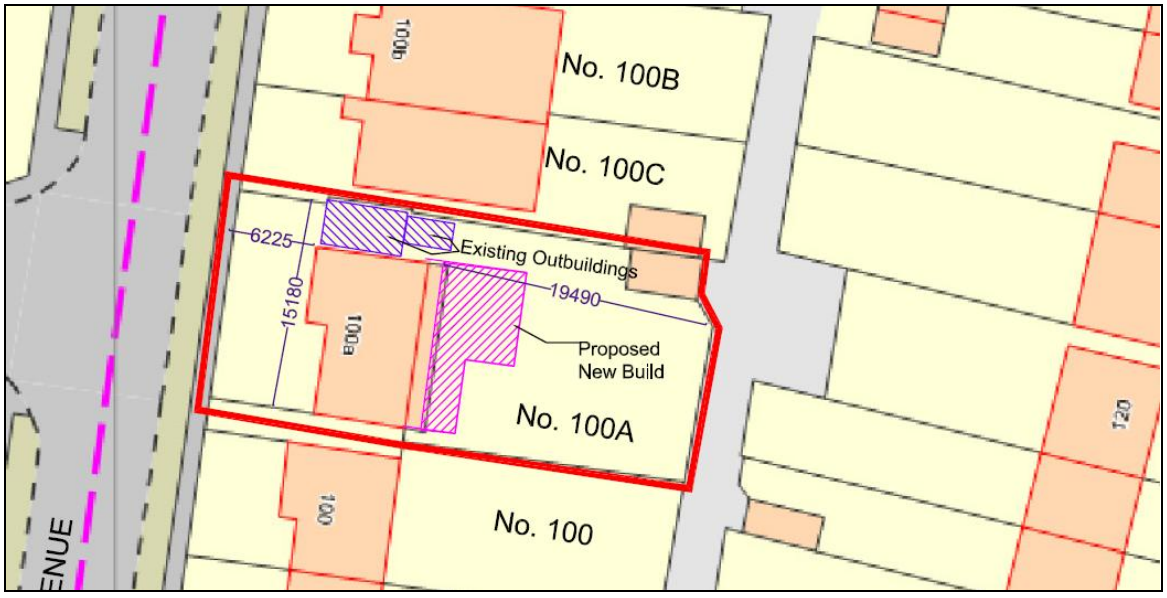
3.11 With regard to number 100C Grand Avenue, the Council stated that the extension would result in the loss of a significant amount of sunlight and daylight to its south side amenity and access area.

3.12 Firstly, officers should note that the area to the side is not an "access and amenity area", but purely an "access route". As shown on the approved block plan for the creation of number 100C Grand Avenue, the gap between the side of 100C and its side boundary is just 1060mm. Such a distance is clearly not suitable for amenity space, and is purely for access only:

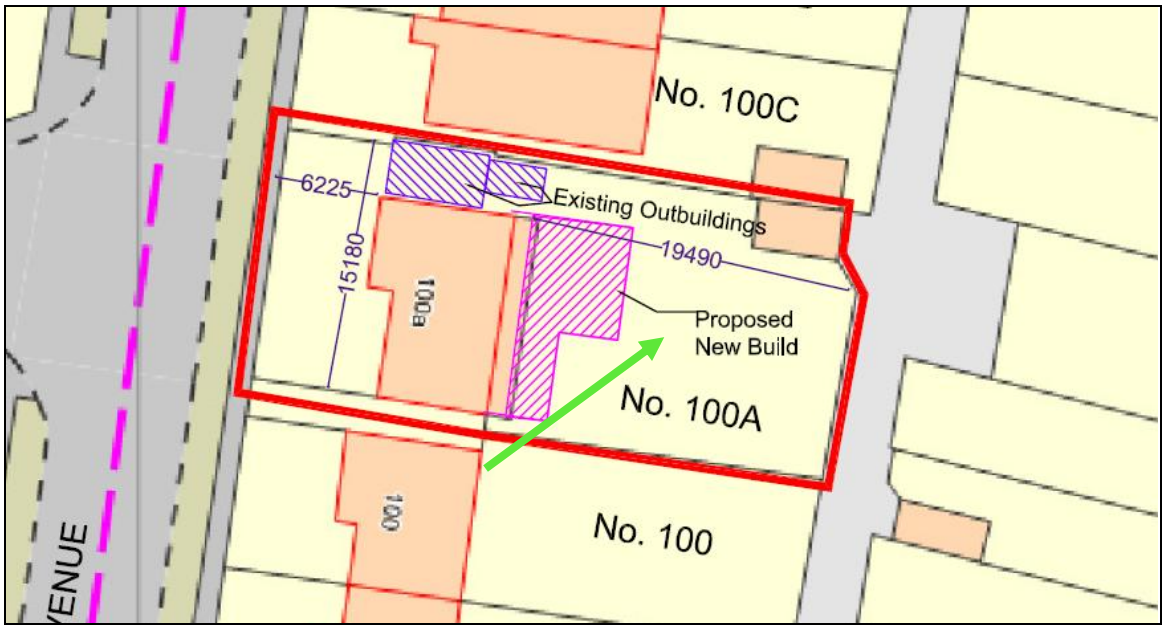
Approved Site Plan for 100 C Grand Avenue:



3.13 Secondly, it should be noted that the rear extension only extends to a point in line with the rear facade of 100C Grand Avenue, and is located further away from the side boundary - as can be seen on the proposed site plan extract below:



3.14 With regard to number 100 Grand Avenue, the Council originally stated that the extended dwelling (by virtue of its scale and position) would overwhelm it. This is clearly not the case. As can be seen in the image below, the scheme does not break a 45^0 line extended from the nearest rear window of the neighbouring dwelling – and so there will be no harmful impact on this dwelling:



3.15 Consequently it can be seen that the proposed development will have an acceptable impact on the outlook from number 100 Grand Avenue.

4.0 CONCLUSIONS

4.1 The new planning application includes design revisions (to the front elevation, and to the location of windows) to ensure that the extensions have an acceptable impact on both the character and appearance of the area, and the privacy of neighbouring residents. Additional information and analysis is also provided – which shows that the proposed development will preserve neighbouring amenities with regard to its impact on outlook and sunlight.

4.2 In the light of such considerations, we respectfully request that planning permission be granted.