Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1543/13

Site: **25 Lancing Park**

Proposal: **Rooms in roof with gable ends to front and rear and side dormer**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for front and rear roof extensions to a hipped roof bungalow to create a gabled chalet bungalow with a new flat roofed NE side dormer. The resultant enlarged roof will measure (at max) 3.8 metres in height, 12.3 metres in length, and 7 metres in width.

The application property is a modest bungalow with a flat roof front porch. The surrounding area is a quiet cul-de-sac in an outer residential suburb of Lancing.

Relevant Planning History
None

Consultations
Lancing Parish Council: No objections

Representations
None

Relevant Planning Policies and Guidance

Adopted 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'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

There is a variation in building types in the cul-de-sac, although all are either bungalows or chalet bungalows of some form including those made 'lop-sided' with larger flat roof dormers to one roofslope.

Because of this existing character, the conversion of the bungalow to a chalet bungalow, including the side dormer, would not be out of keeping. The roof is to be built with matching exterior materials and finishes also.

For these reason, no visual harm would arise from it.

Residential amenity – effect on existing dwellings

It is neighbours either side of the application site who are principally impacted upon (the development is physically removed from the remainder).

Both neighbours have rooflights in their own roof slopes facing onto the application site but none of these serve as the principal means of light and outlook to their respective accommodation in the roof.

Neighbour at south-west

The roof alterations would curtail some outlook and would overbear to a certain degree, but given the roof alterations would project no further forward than the existing outer walls of the application property, sufficient outlook would still be afforded to neighbouring occupiers and their habitable rooms would continue to receive sufficient daylight and sunlight.

The rooflights are set high up in the roofslope and would not afford future occupiers direct views into the private habitable rooms of the neighbour. There is already a rear dormer on the existing building, so overlooking from the building as newly altered would be no worse than at present with intrusive loss of privacy avoided.

Neighbour to north-east

The alterations to the main roof would curtail some outlook and would overbear to a certain degree, but given the roof alterations would project no further forward than the existing outer walls of the application property, sufficient outlook would still be afford to neighbouring occupiers and their habitable rooms would continue to receive sufficient daylight and sunlight. The new side dormer would create some additional bulk but its size is relatively modest when set against the total length of the proposed roof slope so it would not unduly overbear or overshadow.

The rooflights are set high up in the roofslope would not afford future occupiers direct views into the private habitable rooms of the neighbour. The dormer window serves a shower room so this can be obscured glazed and top hung to negate any potential direct overlooking and intrusive views onto the neighbour. There is already a rear dormer on the existing building, so overlooking from the building as newly altered would be no worse than at present.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 or the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Materials and finishes to match
4. Dormer to be obscured glazed and top hung
5. Notwithstanding pd no further windows/openings in either roofslope

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 27-1-2014

Authorised and signed by: Peter Barnett Date: 27 January 2014