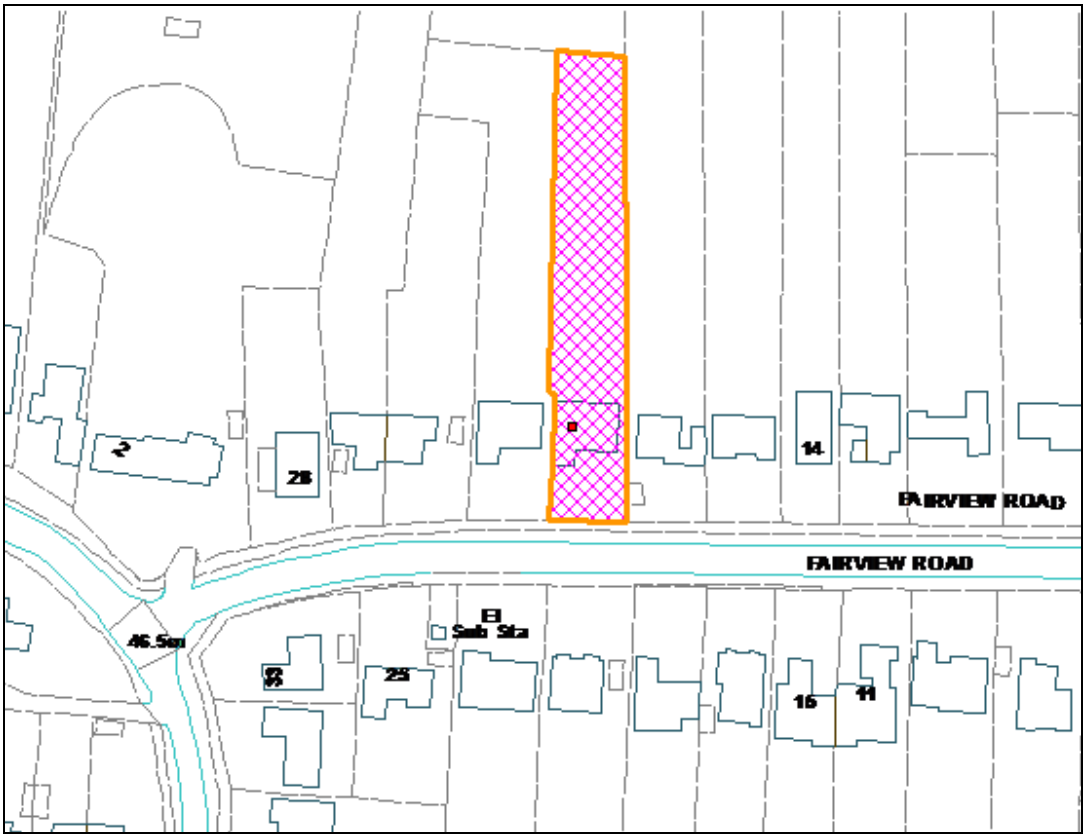
Application Number: AWDM/1065/15 **Recommendation – REFUSE**

Site: **20 Fairview Road, Lancing, BN15 0PA**

Proposal: **Hip roofed first floor extension and single storey rear extension with terraces to front and back**

Applicant: Mr Simon Fiske Ward: Manor

Case Officer: Peter Barnett



Not to Scale

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Proposal, Site and Surroundings

The application relates to a detached hip-roofed bungalow on the north side of Fairview Road. The land rises steadily to the north so the bungalow is on higher ground than the road and contains an integral garage at lower ground floor within a projecting two storey extension at the front of the property. The land continues to rise to the rear and the garden is stepped and at a higher level than the dwelling.

It is proposed to construct a first floor extension with a hipped roof. The ridge height of the dwelling will rise by 0.9m from 7.9m to 8.8m. The eaves height will rise by 2.5m to 7m. At the front, the existing hipped roof projection is to be replaced with a flat roof with terrace to serve the new first floor dining area and living room. A canopy roof is proposed over the terrace. On the ground floor at the rear a single storey flat-roofed extension is to be constructed to form a gym with a patio formed on the roof. The rear extension will be dug into the lower rear garden and will be 5m deep and a maximum of 2.7m high. It will have 1.8m high obscure glazed screens to each side.

To the east of the site there is a bungalow with rooms in the roof served by large front and rear dormers. It has a gabled end. To the west there is a hip-roofed bungalow with a front dormer and a slightly higher ridge then No. 20. Further west there is a more substantial two storey dwelling which has a much higher ridge than those properties to the east.

This application is a re-submission of a previously-refused scheme and has been called-in for consideration by the Planning Committee.

Relevant Planning History

An almost identical application was refused last year (AWDM/1249/14) for the following reason:

"The proposed extension, with its raised ridge, higher eaves level and front balcony, would result in a dominant building, out of keeping with the predominant character of the street, the impact of which would be exacerbated by its position between two properties with lower eaves. The proposal would therefore result in harm to the visual amenities of the area, contrary to saved polices AG1 and AH7 of the Adur District Local Plan, Supplementary Planning Guidance comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings' and the relevant paragraphs of the National Planning Policy Framework relating to design."

The current application has been amended only to include a pitched roof canopy over the first floor front terrace.

Consultations

Lancing Parish Council: No objection

Representations

None received

Relevant Planning Policies and Guidance

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 (March 2012)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Visual amenity

The street scene of Fairview Road largely consists of larger properties at its western end. The style of dwellings in the vicinity of the site is not uniform and there is a variety of roof forms. However, the application property and its neighbours on both sides currently have a similar eaves height which helps emphasise their modest bungalow or chalet bungalow form. The proposed first floor extension, by contrast, will result in a more substantial building with an overtly 2 storey form compared with its immediate neighbours, particularly emphasised by the higher eaves. While the ridge height increase has been kept low and the building will not be any higher than No.22 to the west, it will have a more dominant form and its scale and appearance would be out of keeping with the more modest single storey form of its neighbours. The front terrace will be the only one along this stretch of road and would further serve to emphasise the two storey form.

The house is to be finished in render which will be a change from the existing facing brickwork. However, this is a common finish in the street and it will not be out of keeping.

The increased mass of the building, including at the rear, is not considered to represent an overdevelopment of the plot. The site enjoys a long rear garden of some 60m length and the rear extension of 5m depth will not be out of keeping or visually harmful.

However, the proposal represents a substantial change to the character, appearance and scale of the dwelling and it is not considered to be acceptable due to the visual harm caused.

Residential amenity

No.18 to the east has two small ground floor windows at the side facing the site. The increased height and bulk of No.20 will reduce light to these openings. However, they appear to be secondary windows and the loss of light is not considered to be serious enough to warrant refusal of the application. The increased eaves height and greater expanse of vertical wall at the side of No. 20 as a result of the first floor extension will not have any other adverse impact on No.18. At the rear, No. 18 has not been extended at ground floor level. The proposed ground floor extension is deep at 5m but it will project from the existing eaves level of the bungalow and will not cause any loss of light or outlook. There is already a solid brick wall on the boundary. Privacy will be maintained by the proposed screens to the side of the terrace.

To the east, No.22 has no openings in the side facing No.20. It has a single storey rear extension and the proposed extension to No.18 will not cause any loss of light or outlook and will not result in overlooking.

The dwellings on the opposite side of the road are at a lower level. The proposed extension will not cause any loss of amenity to the occupiers of those dwellings. It is not considered that the proposed first-floor terrace will cause loss of privacy because of the intervening distance and its view being across the street onto frontages, not private rear gardens. The Council has no standard applicable to distances between facing dwellings at the front.

Recommendation

REFUSE for the reason:-

1. The proposed extension, with its raised ridge, higher eaves level and front balcony, would result in a dominant building, out of keeping with the predominant character of the street, the impact of which would be exacerbated by its position between two properties with lower eaves. The proposal would therefore result in harm to the visual amenities of the area, contrary to saved polices AG1 and AH7 of the Adur District Local Plan, Supplementary Planning Guidance comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings' and the relevant paragraphs of the National Planning Policy Framework relating to design

Informative:

1. List of refused plans
2. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm

caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

28th September 2015