Expires. 20/5/08

Development Control – Delegated Officer Report

Application Number: ADC/0143/08 **Recommendation – Refuse Application**

Site: **26 Western Close Lancing West Sussex BN15 8RU**

Proposal: **Roof conversion with front and rear gable ends (incl. rear balustrade) and flat-roofed side dormers**

The Application

The application site is a detached bungalow located on the south side of Western Close, Lancing. The property has front and rear hips and a large rear conservatory with a small garden beyond that backs onto a hardstanding adjacent to Winston Road. To the west is a larger chalet style bungalow with small side dormers and a front gable whilst to the east, and elsewhere within the street, are semi-detached hip roofed bungalows.
This application seeks permission to enlarge the roof structure of the bungalow by extending the front and rear hips into gable ends and adding two dormers into each of the eastern and western roof planes. The east facing dormers will be central to the roof serving a bathroom and ensuite whilst the two larger west facing dormers will serve two new bedrooms. These bedrooms will also have windows in the gable ends, the rear facing of which will take the form of French doors with ballustrading. A new flat roof is also to be added onto the rear conservatory.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. DC standard No.3 'Extensions and Alterations to Dwellings' states that dormers should not be so large as to overdominate a dwelling, resulting in a top heavy 'box-like' appearance. They should be kept well below the ridge level of the existing roof and should not project as far as the walls of the house. A large amount of the original roof should still be clearly visible. It also states that the cumulative effect of a combined roof extension and dormers is unlikely to be acceptable since the resulting works would probably be out of scale and proportion with the original dwelling.

Visual Amenity

The bungalow is located close to the entrance of Western Close and is visible from both Western Road to the west and Milton Drive to the rear. The properties within Western Close are predominantly semi-detached bungalows of consistent design with hipped roofs and no visible dormer additions. On the south side the applicant's bungalow forms the easternmost of a trio of disparate detached bungalows. The neighbouring bungalow in particular at No.27 is notable for having a steeper roof pitch, a front gable end, and small dormers set well within each roof plane.

This proposal will extend the front and rear hips of the applicant's modest-sized bungalow into gable ends however, due to the much lower existing ridge line, they will be at a shallower angle and inconsistent with those at No.27. The product of this is that the proposed dormers appear very large within the roofspace as they are set only marginally off the ridge line of the bungalow in order to create the necessary headroom for the loft conversion. As they are set so high they have needed to be set further towards the side walls in order to appear more proportionate. This has only served to increase their size and bulk within the roofplane.

The neighbouring bungalow at No.27 is not deemed to afford a significant precedent in this instance as it is clearly a unique structure within the street with its steeper pitched roof and front gable. In any case its dormers are of less a number and bulk, sit more modestly within the roofplane clearly off the ridge and side walls, and were approved prior to the adoption of the current local plan and DC standards.

It is therefore clear that the quantity and positioning of these dormers will serve only to overdominate the roofspace creating a top heavy box-like appearance that is clearly out of keeping with the general modest and unaltered hip roofs elsewhere within the street, contrary to local plan policy AH7 and the above DC standard.

Residential Amenity
The front and rear gable windows and the east facing bathroom dormers will afford no overlooking concerns however there is concern that the west facing bedroom windows will afford direct views into the side dormer of No.27 and thus form an unneighbourly form of development unless obscurely glazed.

Recommendation

REFUSE on ground that :-

B5AR

B5ER: 'The proposed dormers are unacceptable in that they are excessively large and do not relate....' 'they would be'

Case Officer:.....

Date: 24/4/08

PB 25/4/08