Expiry 5/01/07

Development Control – Delegated Officer Report

Application Number: ADC/0427/06 Recommendation - Permit

Site: 37 Pratton Avenue Lancing West Sussex BN15 9NU

Proposal: Rooms in roof (with part-hipped side gable and front and rear dormers) and single-storey rear extension

The Application

The application site is on the western side of Pratton Avenue and is the southern half of a pair of semi-detached dwellings. The site contains the single storey dwelling, small garden accessory buildings and a long rear garden. A dining room and conservatory extension was constructed in the late 1970s at the rear of the dwelling.

The applicants propose to convert the existing roof space to include an additional two bedrooms and a bathroom. This will entail the extension of the existing hip style roof to the south to result in a gable end with part-hip. A 6.5 metre long and 2.1 metre high dormer window is proposed across the centre of the rear elevation. A 2 metre wide and 1.8 metre high dormer window is also proposed for the front elevation. This was originally proposed to be located in the centre of the roof area directly above the existing entrance porch. The design has since been amended so that this will be positioned on the left hand side of the door in line with the existing ground floor windows.

In addition, the applicants propose to remove the existing rear conservatory and replace it with a new extension to be used as part of the lounge. This extension will have a depth of 3.6 metres to match the part of the existing dining room extension which is to be retained.

There has been considerable householder development along Pratton Avenue with many properties having been altered through rear extensions, front or rear dormers or roof extensions or a combination.

Consultations and Representations

Consultees
The Lancing Parish Council has objected to the proposal on the grounds that the design of the development is out of keeping with the surrounding area.

Third Parties
An objection has been received from the occupant of 35 Greet Road (a property immediately to the rear of the application site). This noted that the continuing loss of bungalows is not a good planning idea with an ageing

population. This application is also considered to cause a loss of privacy, a lot more noise and more cars and parking problems in the future.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The Appearance
The rear extension can be successfully incorporated into the existing dwelling as it has been designed as a continuation of the existing rear extension to the property. Unlike the existing extension which is of two different depths and with different roof lines, the rear of the property will appear as a uniform extension. The rear of the site will be consistent with several other sites in the street which have constructed flat roof rear extensions, including the immediately neighbouring properties, 35 and 39 Pratton Avenue.

The part hip 'barn end' style roof extension is consistent with several other properties in the street, including 33, 38 and 42 Pratton Avenue which are very near the application site. It is also noted that the neighbouring site 35 Pratton Avenue has also recently been granted planning permission to extend the roof in the same manner (ADC/0363/06) although this alteration has not yet been made. These extensions have assimilated well into the street scene. The proposed roof extension is therefore considered to be consistent with the existing character of the street.

The proposed rear dormer window is of a scale considered to be appropriate for the dwelling. The proportions of the dormer relative to the roof are generally consistent with the Development Control Standard Guidelines. An almost identical rear dormer window was approved at 45 Pratton Avenue (L/103/05), a site of very similar characteristics. There are also several other rear dormers of varying sizes established along both sides of Pratton Avenue.

The front dormer window was originally proposed for the centre of the enlarged roof where it appeared to be perched on top of the existing entrance porch and consequently prominent. The amended plan positions the dormer window to the left of the entrance way (as viewed from the street). There are three other properties with front dormer windows already in the street, at 6, 11 and 22 Pratton Avenue. Those at 6 and 11 Pratton Avenue were established in accordance with planning permission (L/135/05 and L/18/00) and are both of a greater width than that proposed within an original roof shape. These were both approved on the basis that the front dormer would not over-dominate the dwelling and would not be out of keeping with the character of the streetscape. As the proposed dormer is of a smaller size overall and the

roof is to be enlarged, it is not considered that the dormer will appear to dominate the roof of the building. As there are existing front dormer windows on this street, it is not considered that the proposal is out of character with the streetscape.

Effect of Neighbouring Properties
The occupant of the property to the rear has raised concerns about the effect of the development (presumably the rear dormer windows) on privacy. It is noted that the rear garden area of the application site is over 30 metres long and it is a further 10 metres back to the dwelling on the rear site. The distance between the windows on the two dwellings is approximately 40 metres and therefore acceptable in terms of the Development Control Standard. In addition, the ground rises towards the rear of the property and there is a 1.8 metre fence and existing sheds across the rear boundary. These factors will further reduce any potential for overlooking.

The objector has also raised the potential for increased noise and traffic. It is not anticipated that this proposal would have a significant additional impact on these matters beyond what is usually anticipated for a single residential dwelling.

The depth of the rear extension is 3.6 metres which slightly exceeds the Council's development standard of 3.5 metres for extensions within one metre of the boundary. However, the attached property 39 Pratton Avenue also has an existing extension adjacent to the boundary and the proposed extension will only protrude past this by a further 1.5 metres. It is therefore unlikely to have a significant impact on the access to daylight to or outlook from this property.

Effect on the Dwelling/Site
The issue of parking provision was also raised by the objector. The existing parking situation for this property will not be affected by the proposed development.

Recommendation

APPROVE for reason that: 1PPi

Conditions

1. C1Ci
2. C14Ai ... amended plan (1887 rev. 1) received on 18 December 2006 ...
   Reason: "... policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan."
3. C12Ei
4. C18Eii ... north side wall of the ground floor rear extension ...

Case Officer: [redacted] .....

Date: 22/12/06

Head of Planning and Community Division: [redacted]

Date: 3 01 07

Chairman of Planning and Regulatory Committee: [redacted]

Date: 3.01.07