Expiry Date - 05/01/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/0913/11

Recommendation – Approve Application

Site: **197 Brighton Road Lancing West Sussex BN15 8JB**

Proposal: **Ground and first floor extension to west side (including balcony over existing flat roof at rear), flat-roofed dormer on east side and extension to front porch**

The Application

The application property is a detached hipped roof chalet bungalow which contains 2 bedrooms within the central area of the roof. It has a flat roofed single storey extension on the west side, a conservatory across the rear and a pitch roofed porch on the front. The property sits in an elevated position above the road level and is located behind the rear wall of the neighbour to the west, No.195. To the east there is an access road leading to No.199 which is set some 45m back from the Brighton Road. No.201 lies directly to the east of the site on the other side of the access road.

The application is proposing:

- A first floor extension over the existing flat roof extension on the west side, with rear balcony, and an extension at ground floor at the front of the existing flat-roofed extension.
- A flat-roofed dormer on the eastern roofslope
- An extended porch on the front with a front (south) facing entrance door

Consultations and Representations

Consultations/Comments

Lancing Parish Council - No objections although Committee raised concern that the balcony would overlook the rear garden of the next door and urged that consideration is given to some form of screening to the west.

Third Parties

No representations received

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' PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

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. Rear extensions which abut or are within 1m of a common side boundary with an attached dwelling should normally be no deeper than 3.5m.

Dormers should not be so large that they over-dominate the 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. Dormers should not "wrap-around" more than one face of a roof and should not normally be located on the side of a hipped roof. The appearance of roof lights will often be more acceptable. Where the existing roof space is of inadequate size to accommodate the rooms proposed without adding very large flat roofed dormers, permission will not normally be granted.

The windows in dormers should be similar in style and proportion to those on the original dwelling. On older-style properties small hipped or gable roofed dormers are usually preferable to flat-roofed dormers. Two small dormers will often be more acceptable than one large one, provided they are sufficient distance apart.

Visual amenity and character

The west side extension will have a hipped roof at front and rear with a large section of flat roof in the centre. As a result of the elevated position of the building it will not be visible from the road. The flat roof also helps to reduce the height of the extension and ensures that it is 1m below the main ridge and therefore subsidiary in appearance.

The front porch is wider than existing at 4.6m (compared with 2.5m currently). The roof is being amended from a pitch to flat roofed with false pitch. It is not considered that it will be unduly large, being only 1.8m deep, and will not dominate the front of the dwelling which has an overall width of 13.5m.

The east side dormer has been amended during the course of the application to reduce its size and to retain more of the original roofslope around it. It is now considered to comply more closely with the Council's DC Standard, being further off the eaves and set in from the edge of the roof. The windows are shown as being obscure glazed, which would not normally be acceptable for bedrooms, but both rooms are also served by windows at the front and rear which ensure an outlook for those rooms and therefore an acceptable standard of amenity.

Residential amenity

The bungalow to the east, 201 Brighton Road, has its entrance and two windows facing the side of 197 at a distance of 11m. The dormer will face directly towards No. 201 but the glazing is to be obscured and will not cause a loss of privacy.

The extension on the west side will be to the north-east of the neighbouring dwelling, No. 195, and will not cause a significant loss of light or outlook. Two proposed windows on the side of the extension will be obscured to prevent overlooking. The proposed rear roof terrace will have a 1.8m high glazed screen on the west side to prevent overlooking from that area. The nearest dwelling at the rear is 20m away and is screened by conifers on the boundary and by the branches of other trees within the garden of No. 197. No loss of amenity to that property (No. 197A) is expected therefore.

There is an existing home office at the dwelling which has a separate entrance at the front but which links with the kitchen and is not self contained. The proposed plans show this area being enlarged slightly with the ground floor being extended towards the front of the dwelling. It will have its own entrance as now and will continue to link with the main house internally. Provided it continues to be used ancillary to the main house, no loss of amenity should occur.

Recommendation

APPROVE for reason that:-

1PPi

Subject to

1. C1Ci
2. C12Eii
3. C18Civ
4. C18Di (amended)
5. This permission relates to the following approved plans:

Expiry Date - 05/01/2012

Drawing No. 002A (Proposed Elevations and Plans) received 17 January 2012
Drawing No. 003 (Location and Block Plans) received 10 November 2011
Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 19 January 2012

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