Development Management - Delegated Officer Report

Application Number: AWDM/1012/12 Recommendation – Approve

Site: First Floor Flat 52A Freshbrook Road, Lancing BN15 8DA

Proposal: First floor rear extension and extension to roof to form hip to gable

Date of site visit: 1st October 2012

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission was granted in February 2006 for the conversion of 52 Freshbrook Road from a house in use as two flats to two self-contained flats together with the erection of a single-storey extension at the rear and two sheds in the rear garden (Application L/207/05/TP). Part of those works has been carried out, including the ground floor extension and the sheds. The property is currently laid out as two flats, 52 and 52A Freshbrook Road, each comprising a ground and first floor one-bedroom flat, although not self-contained.

Permission is sought to construct a first floor extension at the rear of the property to provide a kitchen. Permission is also sought to construct a hip to gable roof extension on the east side of the property to provide a bedroom in the roof space. The works include two roof lights on the rear roof slope. This would convert the first floor flat 52A Freshbrook Road into a two-bedroom maisonette.

Revised plans have been received from the applicant (2nd October 2012), following negotiations.

As revised, the proposed first floor rear extension would measure 3.15 m long by 2.5 m wide. It would be 6.2 m high above ground level, including the existing flat-roofed ground floor extension that would remain, projecting a further one metre to the rear. It would incorporate a tiled hipped roof using Redland '49' dark brown interlocking concrete tiles, and smooth rendered exterior walls to the side and rear elevations. Both side walls would be blank, with no windows, while the rear (south) elevation is proposed to contain an obscure glazed white PVCu casement window, replacing the existing kitchen window at first floor level on the rear elevation.

The extension would be situated 2.3 metres from the adjoining house to the west, 1.6 metres from the house to the east, beyond the dividing passageway, and 13 metres from the southern boundary of the site.

The proposed hip to gable roof extension would measure 7 m long, 3.7 m wide and 7.6 m high above ground level (or 2.4 m high above eaves level). It would be set in from the east elevation of the building by 20 centimetres, i.e. to finish 20 cm above eaves level, and extend up to, to line through with, the existing ridge of the roof of the building. The existing original plain tiled roof of the building and the proposed hip to gable roof extension, as well as the proposed revised rear extension, would be roofed/re-roofed in dark brown interlocking concrete tiles while the resulting gable wall, to its full height, would have a rendered finish, to match the existing building.

The site lies within a residential area comprising mainly inter-war 2-storey terraced houses, to the east of Lancing Railway Station and immediately south of the coastal railway line between Shoreham-by-Sea and Lancing. The property, 52/52A Freshbrook Road, forms the easternmost of a terrace of eight houses, Nos. 38 to 52 Freshbrook Road. It is adjoined to the east by an alleyway that leads to the rear of Nos. 46 to 60 Freshbrook Road. To the east are three similar blocks of terraced houses. To the south are garages and bungalows in Milton Close.

Relevant Planning History

1988: 38 Freshbrook Road: Permission granted to convert property into two flats (38 and 38a Freshbrook Road) including partial rebuilding and rear single-storey extension (L/86/88)

2006: 52 Freshbrook Road: Permission granted to convert property to 2 self-contained flats, with rear single-storey extension and two sheds (L/207/05/TP)

2007: 92 Freshbrook Road: Permission granted for partial redevelopment and extension to form 2 flats (ADC/0371/06)

Consultations

Lancing Parish Council comments:

"The Committee was concerned that this was over development and that the proposal was out of character with the other buildings on the street and would overshadow the neighbouring property and gardens."

Representations

None received

Relevant Planning Policies

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'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Under the above policies, extensions to existing dwellings (flats, houses and bungalows) will normally be permitted, so long as they would reflect, and would not materially harm, the predominant characteristics of the building concerned and those of the street scene and the surrounding area, in terms of scale, form, layout, positioning, design, materials and finishes, and would not impact on the amenities of neighbouring property occupiers to an unacceptable degree.

The main issues to consider in this case are the effects of the proposed rear first floor extension and the proposed hip to gable roof extension, firstly, on the character and visual amenities of the area, and, secondly, on the amenities of the occupiers of the adjoining dwellings to the site.

The property is one of 27 two-storey terraced houses on the south side of Freshbrook Road, to the east of the junction of Russells Drive with Freshbrook Road. It has a frontage of 5.8 m and a depth of 29 m of which approximately half is the rear garden, and is adjoined by a passageway on its eastern side. These terraced houses contain mainly hipped roofs with a number of them having dark brown interlocking concrete tiles as a result of modern re-roofing. Two notable exceptions, where gable roofs have replaced the original hipped roofs, stand out in the street scene. To the west of the site, on the corner of Freshbrook Road and Russells Drive, Nos.38/38A Freshbrook Road have a dark brown concrete tiled gable roof and a pebbledashed gable wall (which is higher than the rest of the terrace) for which permission was granted in 1988; and 92 Freshbrook Road, at the eastern end of the fourth block of houses in this part of the road, has a half hipped gable as part of a 2-storey side extension and conversion into two flats, granted permission in 2007.

The proposed revised first floor rear extension, for consideration, would form a two-storey hipped roofed rear extension to the property with a height of 6.2 m above ground level, projecting 2.5 m from the original rear first floor wall of the building, by 3.2 m wide, with an obscured glazed window on the rear (south) elevation.

In terms of its layout, scale, proportions and design, the proposal would provide a small two-storey hipped roofed rear addition to the original building. It would be 2.3 m from the adjoining house to the west and 1.6 m from the adjoining house to the east, including the dividing alleyway.

In my opinion, the proposed revised first floor rear extension would be sympathetic with the predominant characteristics of the original building and its surroundings and would not materially harm the visual amenities of the area, so long as it is completed using dark brown '49' interlocking tiles, a material already well used in the area, and a rendered finish is used on its exterior walls, to match the existing building.

As regards neighbour impact, this revised first floor extension in my view would not result in overshadowing or have an overbearing effect or cause loss of privacy to the adjoining dwellings to an unacceptable degree, in view of its distance away from to the adjoining property to the west, 50 Freshbrook Road, and its distance from the adjoining property to the east, 54 Freshbrook Road of 1.6 m, separated by the established alleyway, which would maintain a reasonable degree of separation between the proposal and these neighbours.

The south-facing window in the extension, serving the replacement kitchen for the first floor flat, is proposed to have obscure glazing. However, in view of the existing first floor kitchen having a south-facing window with clear glazing which already looks on to the rear gardens of both neighbours, it is considered that the proposal would not unacceptably overlook the adjoining properties to warrant refusal of permission or the requirement that this windows be fitted with obscure glazing, as this window, even with clear glazing, would not give rise to a demonstrable loss of privacy to the neighbours, given the south-facing aspect of the existing original clear glazed first floor kitchen window in the building. However, a condition is recommended restricting the insertion of any windows in the blank side elevations of the extension, except with the prior approval of the LPA. This is to safeguard the amenities and privacy of the occupiers of the adjoining properties.

The proposed hip to gable extension at 52A Freshbrook Road would provide a new attic/second floor with a bedroom in the roof space. It would use brown concrete tiles on the roof slopes to the front and rear and a rendered finish to the gable wall.

The proposal would square off the hipped roof on the eastern end of this terrace of eight houses with a gable wall with hipped roof slopes to the front and rear to the ridge height. This would mirror that at Nos. 38/38A Freshbrook Road to the west, which has a dark brown concrete tiled gable roof so that there would be similar concrete tiled gable roofs to both ends of the same block.

The concerns of Lancing Parish Council have been carefully considered.

Full width gable roofs on traditional terraced houses, such as that proposed at this site, are often found on terraced houses of an earlier date, for example on late-Victorian and Edwardian houses.

In some respects, to encourage a further hip to gable roof extension in these blocks of houses in Freshbrook Road would run contrary to the still predominant hipped roofed forms of the houses, although many have been re-roofed in modern dark brown or similar '49' concrete tiles which has changed their original character from plain tiled roofs.

However, in view of the extended buildings, 38 and 92 Freshbrook Road which have gable roofs which have replaced the original hipped roofs *with the benefit of planning permission*, it is considered that the proposal, on balance, would not materially harm the character or visual amenities of the area to justify refusal of permission on design, visual impact or overdevelopment

grounds. The resulting gable roof and gable wall would balance the terrace of houses. 38 to 52 Freshbrook Road, so that near matching gable ends and roofs at both ends would be formed, rather than retaining the differing roof forms at each end, as at present.

Notwithstanding that gable roofs are not a traditional feature in the road, in view of the previous history of permissions for gable roofed extensions at 38 and 92 Freshbrook Road, the proposal in my view would not cause demonstrable harm to visual amenity, so long as it is completed in accordance with the revised plans and the schedule of materials submitted, so that the development matches the existing dark brown concrete roof tiles of 3838A Freshbrook Road and its exterior walls are completed using a rendered finish to match the existing elevations of the building. The side walls of Nos. 52/52A and 54 Freshbrook Road are both blank walls, with no windows. In view of this, the proposed roof extension would not overshadow or materially harm the amenities and living conditions of the occupiers of 54 Freshbrook Road.

Subject to conditions to control the development in detail in accordance with the details and schedule of materials as shown on the revised plan and to control the insertion of windows in the side elevations of the proposed revised first floor rear extension, except with the prior approval of the LPA by application, to safeguard the amenities of the neighbouring occupiers, the proposal, in my opinion, satisfies the above policies, and is acceptable.

On this basis, conditional permission should be granted.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment (subject to the conditions of permission as recommended below being complied with) and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials of external walls (rendered finishes) to match existing building; roofs to be completed in accordance with agreed materials: Dark brown ‘49’ concrete tiles.
3. No windows or other openings in east and west side walls of the revised rear first floor extension except with prior LPA approval.
4. Permission relates to approved plans:
   Drawing No: CDC/2012/1000/A
   Title: 52A Freshbrook Road, Lancing. First Floor Rear Extension and Room in Roof, Proposed First Floor Plan (Scale 1:50); Proposed Second Floor Plan (Scale 1:50); Materials schedule

Is recommendation contrary to letter(s) of representation? Yes

Case Officer: HBM Date: 8th November 2012

Authorised by: P Devonport Date: 9th November 2012