Development Management - Delegated Officer Report

Application Number: AWDM/0144/20 Recommendation – APPROVE

Site: 31 Ring Road, Lancing, West Sussex

Proposal: Hip to gable roof extension to north, west and south east elevations, raising of ridge height and proposed rear dormer.

Date of site visit: 2nd March 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached hipped roof bungalow, due to its position and the sharp change in ground levels there is a lower ground floor garage accessed from the property frontage. The ground level raises steeply from south to north and the site is located on a bend. There are chalet bungalows either side of the site however the street and surrounding area comprises of different forms of building, bungalows and houses varying in style, appearance and use of materials. There are both hipped roof and gable roof properties, dormers are visible also semi detached and detached properties.

Consent is sought to add a hip to gable roof extension to both sides of the bungalow, raise the ridge of the bungalow and to add a flat roof rear dormer. Officers considered that the originally proposed rear dormer was overly large, dominant and, due to it being visible within the street scene, would be detrimental to the character and appearance of the existing building and also the street scene.

The dormer has been reduced in scale and the amended plans are for consideration here. They show a dormer more centrally positioned in the roof slope and reduced in overall scale.

Representations

1 letter of objection received from owners of 25 Ring Road: -

Increase in ridge height will result in being overlooked by the proposed rear dormer. Loss of privacy, being on north side any height increase will affect the quality of light currently enjoyed.

Lancing Parish Council: - No objections

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’’
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The hip to gable extension, raising of the ridge and rear dormer as reduced will be visible development within the street scene and surrounding locality. The ridge is to be increased by 0.4 metres. As stated above the street scene and surrounding area comprises of many different building designs. These changes will not be out of keeping here. Dormers are visible and common features here and the dormer proposed, as reduced will not have any adverse impact. The gable additions would change the style and appearance of the building within the street scene also however the changes to the design and scale would not be of concern here.

Residential amenity

The proposed works will not result in any significant loss of light, privacy or overbearing impact to adjacent neighbouring properties. There are windows on the existing side gables of the neighbouring properties either side however due to the change in levels and distance between the dwelling it is not considered that the hip to gables or raising of the ridge will result in any significant loss of light which would warrant a refusal in this case. There are no windows proposed on the side gables and a condition is attached to ensure this remains the case to protect the privacy of the adjacent dwelling.

The proposed dormer will result in views over the properties to the rear at lower levels. The increase in ridge height will also have some increased impact than currently exists. However the increase in ridge being limited to 0.4 metres and the site being to the north of these properties on balance the impact is not considered to be such to warrant a refusal in this case.

The rear facing dormer will face toward properties to the rear the distance is however in excess of 21 metres therefore justification for refusal on the ground of overlooking is not warranted here. Also in terms of the rear dormer (not as proposed as this involves the raised ridge) such a dormer could be built under permitted development and have the same resultant overlooking. Such overlooking from dormer windows is commonplace among neighbouring properties and the proposed dormer will therefore not be detrimental here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the roof.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 2nd April 2020

Authorised by: Peter Barnett Date: 6 April 2020