Development Management - Delegated Officer Report

Application Number: AWDM/001/21 Recommendation – APPROVE

Site: 44 Bristol Avenue, Lancing, West Sussex

Proposal: Hip to gable roof extension with front and rear flat roof dormers.

Date of site visit: No visit use of photos and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a street of similar properties many of which have been extended and altered with roof extensions and flat roof dormers clearly visible within the street scene.

Consent was originally sought for a hip to gable roof extension with side extension and front and rear dormers. Officers considered that the proposals represented over development, with the side extension infilling the space to the side of the dwelling forming a cramped development and giving rise to a large roof extension and dormer which would be detrimental to both the street scene and the adjacent occupiers. Amended plans have been received which show the proposed development reduced to a hip to gable roof extension with front and rear flat roof dormers. Further amendments have been submitted to show the glazing on the front dormer increased to improve its appearance and proportions.

Lancing Parish Council: - No objection

Representations

None received

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)
WSCC Guidance on Parking at New Developments (Sept 2020).

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

As amended the proposed development is more modest and in keeping with the existing development within the street scene. Hip to gable extension and flat roof dormers are visible within the street and adjacent to the application site. Such development would therefore be consistent with the existing built environment. The attached bungalow has a hip to gable extension and front dormer, although the proposed dormer will not match in detail the adjacent development, the flat roof design and scale is consistent. As amended the glazing has been increased to be more in keeping with surrounding development.

The rear dormer is consistent with other development within the street scene and the attached bungalow also has a rear dormer. The proposed dormer will be set down from the ridge and is not overly large within the context of the existing built environment. Materials to be used will match existing.

Residential amenity

As amended the proposed works will not have any adverse impact upon neighbours. Although the development will be visible it will not result in any loss of light, privacy or overbearing impact as a result of the proposed development. Additional ground floor windows are proposed on the north side and a landing window is proposed in the side gable. These face toward the adjacent property to the north, although these are labelled on the submitted plans as being obscurely glazed and non-opening a condition is attached to ensure this is the case to protect the adjacent occupiers from any overlooking as there is a dormer window on the side facing onto the proposed development and ground floor windows. Subject to the safeguarding condition the proposed works can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. The ground floor hall and toilet windows and the first floor landing windows in the north elevation shall be fitted with obscure glazing and be permanently non openable and shall remain in place at all times. No additional windows shall be formed on the north side elevation of the building without prior written consent from the Local Planning Authority.

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

1. Proactive with amendments

Case Officer:	Hannah Barker	Date: 9th March 2021
Authorised by:	Peter Barnett	Date: 9 March 2021