Expiry Date - 25/11/2010

Development Control – Delegated Officer Report

Application Number: ADC/0364/10 **Recommendation – Refuse Application**

Site: **116 West Way Lancing West Sussex BN15 8NB**

Proposal: **Two storey rear extension and conversion of loft space, including extension of roof from hip to gable and two front dormers**

The Application

The site is located within the built up area of Lancing. A semi detached, hipped roof bungalow within a cul-de-sac of similar properties many of which have had loft conversions with front dormers, both flat roof and pitched roof design. There is vehicular access and off street parking to the front, with a large rear garden.

Permission is sought to extend the bungalow to the rear with a two storey extension extending from the ridge by a maximum of 8.4 metres. The extension is to be the full width of the bungalow and includes a balcony with a high level privacy wall to the side nearest the attached neighbour. The first floor of the rear extension will be incorporated into the loft conversion. Two pitched roof front dormers are proposed with a hip to gable extension. The dormers are 2 metres wide, with a maximum height of 1.9 metres and maximum depth of 2 metres. The extensions will provide a bedroom, ensuite and utility room at ground floor, a kitchen, diner and lounge at first floor with a study within the converted loft. The balcony will be accessed via the lounge at first floor.

Consultations and Representations

Third Parties: - Letter from owner/occupiers of 118 West Way stating that they have no objections to the proposal.

Lancing Parish Council: - Object – There were concerns over the scale of the proposal as this was a two storey extension to an existing bungalow.

Relevant Planning Policies and Guidance

Adur district Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II ‘Supplementary Planning Guidance’ comprising: Development Control Standard No. 3 ‘Extensions and Alterations to Dwellings.’
PPS1 ‘Delivering Sustainable Development’ (ODPM 2005)

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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.

Residential Amenity

The main property to be affected by the extension is no. 118 the attached bungalow. Due to the angle of the boundary and relationship with no. 114 it is not considered that there will be a significant impact on this property.

The main part of the extension is set in from the boundary with the privacy wall on the boundary with a maximum height of 4.4 metres and depth of 4 metres. Despite this limited height and depth it is considered that the extension will result in an overbearing impact and will be unneighbourly.

Visual Amenity

The front dormers and hip to gable extension are visible within the street scene. As there are other examples of loft conversions with front dormers and alterations to the hipped roof design it is not considered that this form of development would be unacceptable or detrimental to the street scene, despite it unbalancing the pair of bungalows.

The rear extensions are not visible within the street scene, however they are considered to be unsympathetic and out of keeping with the existing character of the bungalow. The two storey element does not relate to the scale and size of the existing modest bungalow. The roof design, balcony feature and privacy wall also contribute to make the extension an overall obtrusive and incongruous feature.

Recommendation

REFUSE on ground that :-

1. B5BR – AG1, AH7

Case Officer Hannah Barker Date 16th November 2010

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