Development Management - Delegated Officer Report

Application Number: **AWDM/1241/13** **Recommendation –** Approve

Site: 10 Seaside Road, Lancing

Proposal: Extend rear hip to barn end. Dormer to north side elevation. Conservatory to rear.

Date of site visit: 19 November 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application site relates to a bungalow on the west side of Seaside Road. It has previously been extended to the rear with a single storey hipped roof addition that extends the original ridgeline to the rear. This is a predominantly residential area comprising mainly of detached and semi detached bungalows in the immediate vicinity. Several other bungalows have been extended into the roofspace with side and rear dormer windows.

Permission is sought for a roof extension at the rear comprising a hip to barn end addition, a side dormer enlargement on the north roofslope (which would measure approximately 7 metres in width, 1.7 metres in height and 2.7 metres in depth), and a single storey conservatory to the rear (which would measure 3.3 metres in depth and 3.3 metres in width, set 0.45m in from the existing north wall of the house, and would have a hipped roof up to 3.2 metres in height approximately).

A new rooflight window is included on the south roofslope, which the applicant has confirmed would be installed as permitted development with obscure glazing, non opening up to 1.7m above finished floor level and would not protrude more than 150mm from the plane of the roofslope.

Relevant site history
ADC/0218/09 Single storey rear extension. Approved 24.07.2009

Consultations
Lancing Parish Council: No objection

Representations
None

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’
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity
There are several other examples of bulky side dormer windows in the vicinity and in this context, although the proposed side dormer window is large, it is set well back from the front of the house and is set well back up the roofslope and so would not cause any significant harm to visual amenity. The barn hip is uncharacteristic in this location, but it would be at the rear of the building and therefore not readily visible in the streetscene and so would not cause any significant harm to visual amenity given the variety of roof additions in the locality. The proposed conservatory is relatively modest in scale and would not cause any significant harm to visual amenity.

Subject to the use of matching materials, design and impact on visual amenity is considered acceptable.

Residential amenity
To the north, No.12 has been extended to the rear with a hipped roof single storey addition to a similar depth to the existing extension at the application site. Given this relationship, the barn-end addition and side dormer window would not cause any significant harm to residential amenity in terms of loss of light or outlook. There are no windows within the side roofslope of No.12 that would be affected by the proposed side windows and the rear barn end addition with window within the gable is sufficiently spaced from dwellings to the rear so as not to cause any significant overlooking.

Turning to the impact on No.8 to the south side, although the existing building extends beyond the rear of No.8, given the site orientation and that the works affecting this side are mainly limited to the barn end/gable addition it is considered that the additional bulk would not cause any significant impact in terms of loss of light or outlook.

Given the scale and positioning of the proposed rear extension, extending 3.3 metres from the existing rear wall, having regard to the relationship with neighbouring dwellings it is considered that there would be no significant impact in terms of loss of light, outlook or privacy.

A condition is recommended for obscure glazing and to prevent any further windows to the side (north) wall of the conservatory in the interests of protecting privacy.

Recommendation

Approve for the reason:-
The proposed development would not detract from the local environment 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 National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit 3 years

2. Matching materials
3. Obscure glazing (conservatory north elevation)
4. No further side windows to conservatory (north elevation)
5. Permission relates to approved plans:
   Unnumbered site location plan deposited 30 September 2013
   Unnumbered site plan and roof plan deposited 30 September 2013
   Drawing entitled ‘Existing Details 01’ deposited 30 September 2013
   Drawing entitled ‘Proposals 02B’ deposited 30 September 2013
   Drawing entitled ‘Proposals 03B’ deposited 30 September 2013

Informative:

- The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Rebekah Smith Date: 5 December 2013

Authorised by: Peter Barnett Date: 9 December 2013