# Development Management - Delegated Officer Report

**Application Number: AWDM/1456/20 Recommendation – APPROVE**

**Site: 44 Boundstone Lane, Lancing, BN**

**Proposal: Extension of existing pitched roof to side (east) roofslope and additional front pitched roof dormer**

**Date of site visit:** Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings:**

The site is a corner property, situated on the corner of Boundstone Lane to the west and Gordon Road to the south. The dwelling is a detached, hipped roof bungalow with a side extension which has a false pitch roof. It appears that the majority of the land around the bungalow is hardsurfaced, with the front and side (facing Boundstone Lane and Gordon Road) being used for the parking of vehicles. Vehicular access to the site is gained off Gordon Road.

To the side corner of the garden, there is a flat roof detached outbuilding. The side boundary abuts an access drive which leads to a garage at the rear of no. 48 Boundstone Lane.

The street scene comprises a mix of detached and semi-detached mainly bungalows (although there is a two storey house directly opposite the application site in Boundstone Lane), many with rear extensions and or dormer extensions.

**Proposal:**

The application seeks permission to construct a hipped roof over the existing false pitched roof rear extension. The application has also identified the provision of a small hipped roof dormer to its south roofslope elevation (facing Gordon Road) to match the existing hipped roof dormer on the same roofslope, and a rooflight being placed within the north side roofslope

**Representations:** Objection from 46 Boundstone Lane

- Concerned that I may be overlooked by the rooflights to the northern slope
- It is not clear on the plans what the intended size would be of the windows or the height
- The most easterly of the openings would face directly into my garden
- If this could be resolved I would have no objection to the build

**Consultations:** None

**Relevant History**

**AWDM/0060/13** Application for a Certificate of Lawfulness for a side extension **Issued 29.01.2013**

**Relevant Planning Policies and Guidance**

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 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 surrounding area.

**Visual & Residential amenity**

The proposed roof extension together with the inclusion of the small hipped roof dormer, will improve the visual appearance of the existing bungalow, and the street scene as the bungalow is located in a noticeable position abutting Boundstone Lane and Gordon Road. Indeed, its appearance currently looks somewhat lopsided, and it is considered that the provision of a roof over the existing false pitch roof rear extension and the small hipped roof dormer will balance the proportions of the existing property.

The neighbours that could be affected by the proposal are no.46 Boundstone Lane and no. 2 Gordon Road. No. 2 Gordon Road, is separated from the new roof by a gap of some 17m and thereby will not be materially affect by the proposal.

No. 46 Boundstone Lane is the direct neighbour to the north and have raised concerns of possible overlooking from the new rooflight within the north roofslope. This rooflight is purely to provide light to the new dressing room and the cill height will be some 1.7m above the finished floor level and thereby will not offer any views to the neighbour's garden from it. It is also to be conditioned to be obscure glazed.

The depth of the new roof directly to the south of No.46 has the potential to affect light to that property. However, the new roof will be fully hipped which will help to reduce its bulk and impact. The proposal is considered to be acceptable in amenity terms.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Materials
3. Rooflight to be obscure glazed

**Informative:-**

1. Approved without amendment

**Is recommendation contrary to letter(s) of representation? Y**

Case Officer: Eve Hearsey Date: 08.01.2021

Authorised by: Peter Barnett Date: 8 January 2021